

# HOUSING NOW

## Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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### Vancouver CMA New Home Construction

In October 2009, foundations were poured for 892 new residential units in the Vancouver CMA, about half the number started in the same month last year. Surrey led with a total of 383 housing starts, followed by Coquitlam, where 139 homes began construction.

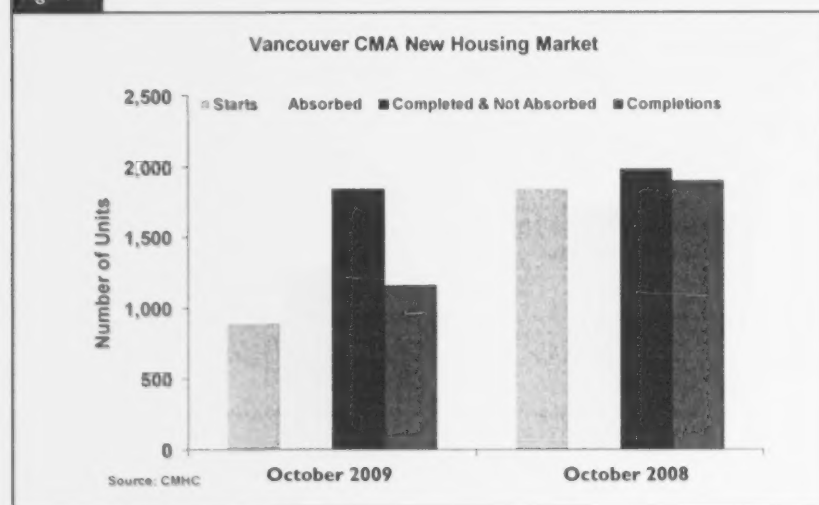
There were 494 multi-family starts in October. Townhouse starts accounted for half of this figure. Strong signals

from the resale market are encouraging developers to build new town home projects, which are attractive because they have shorter completion times than high-rise projects. Lower rise developments also allow for wood-frame construction, which enables developers to lower the price point of the finished home.

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Figure 1



Source: CMHC

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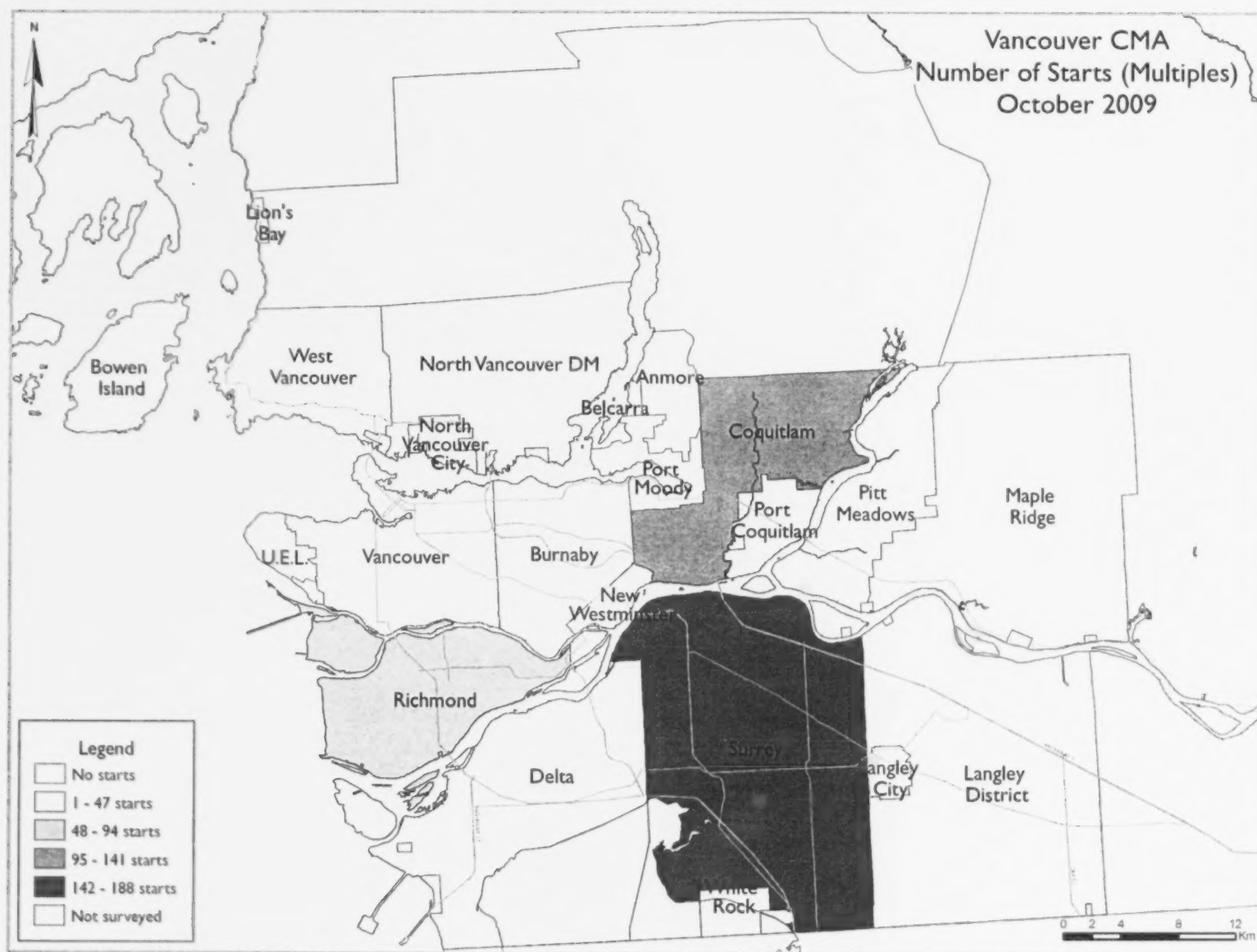
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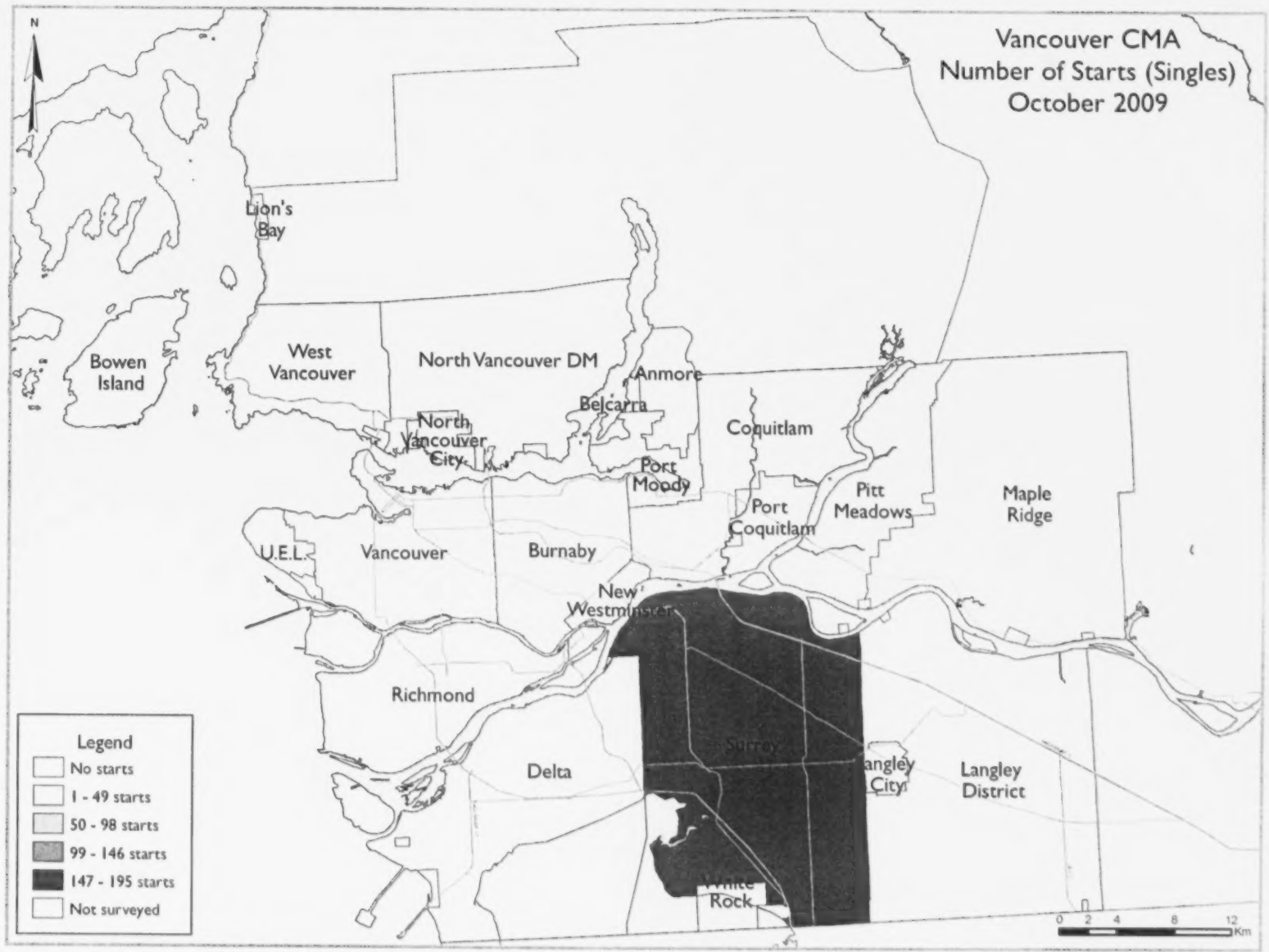
The number of absorptions (new home sales) in October was down compared to October 2008. Absorptions continued to closely track completions, as a result, there were fewer completed and unoccupied new homes this month compared to the same month a year ago.

While the inventory of unsold apartment condominiums was higher than last year, it has stabilized at a moderate level. Meanwhile, the number of new apartment condos under construction is down from last year, reducing the supply of new homes coming to market in the near future.

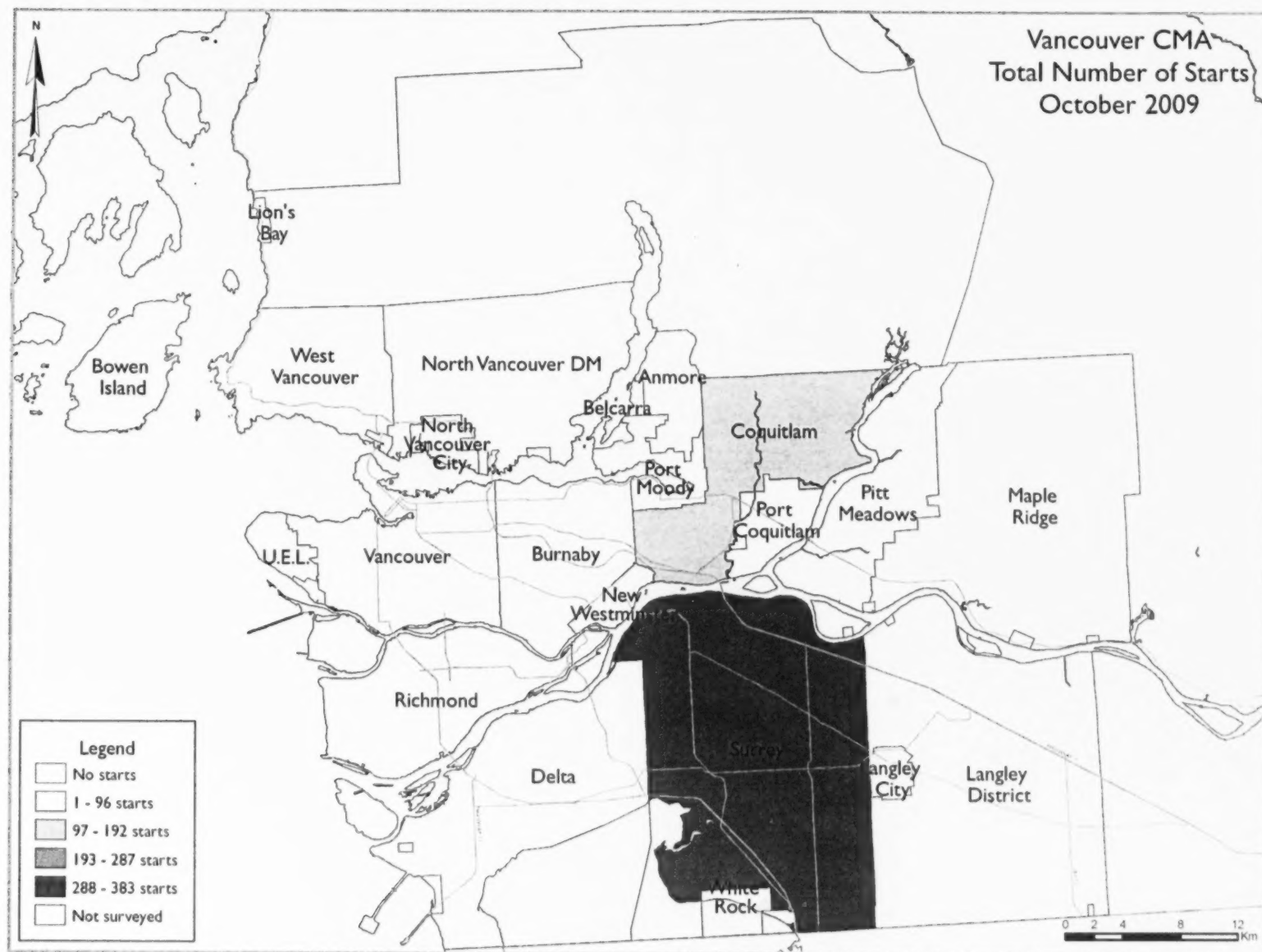
Nationally, housing starts regained some ground, with 157,300 units (SAAR<sup>1</sup>) started in October, up from 149,300 (SAAR) in September.

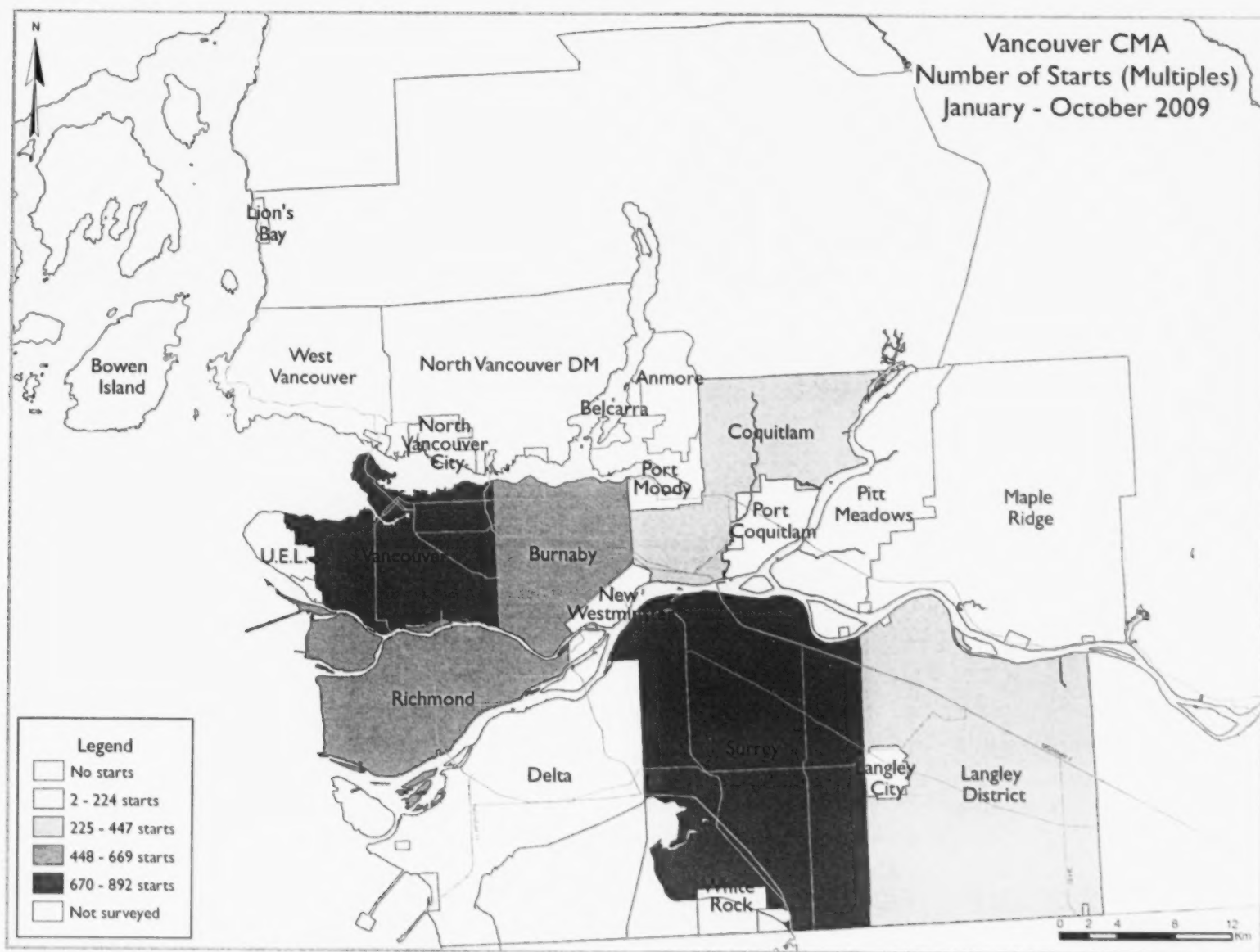
<sup>1</sup>Seasonally Adjusted at Annual Rates

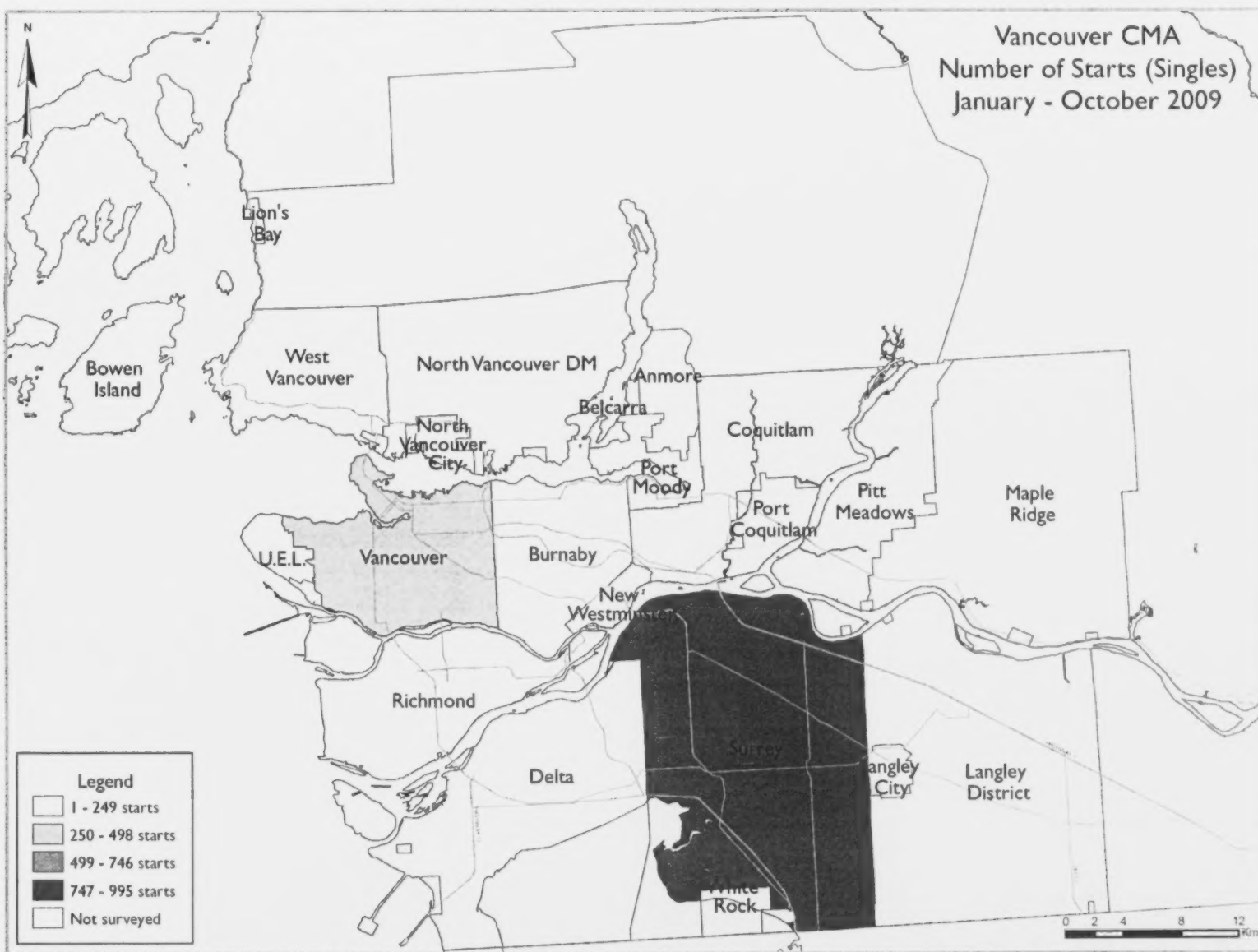


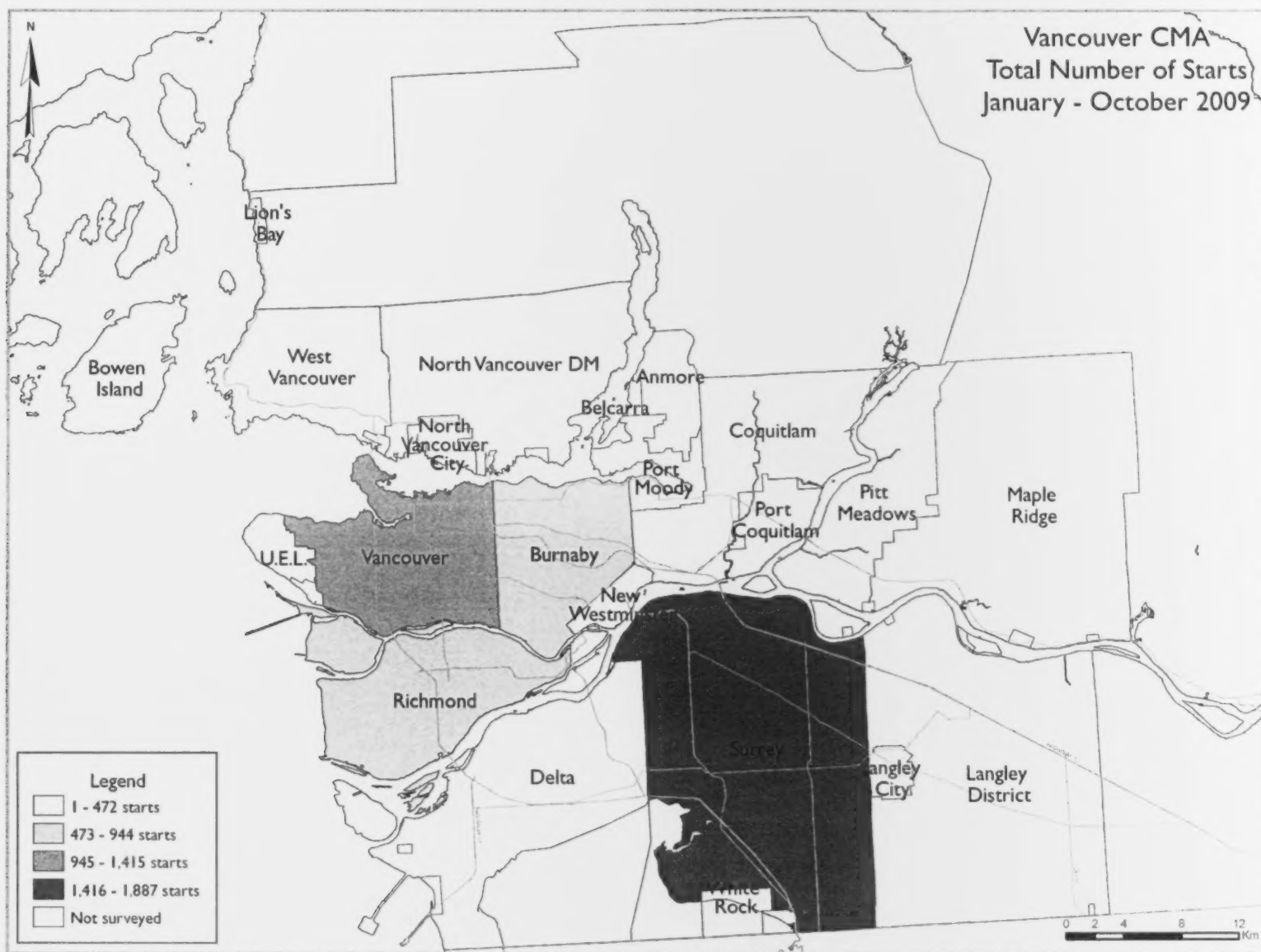


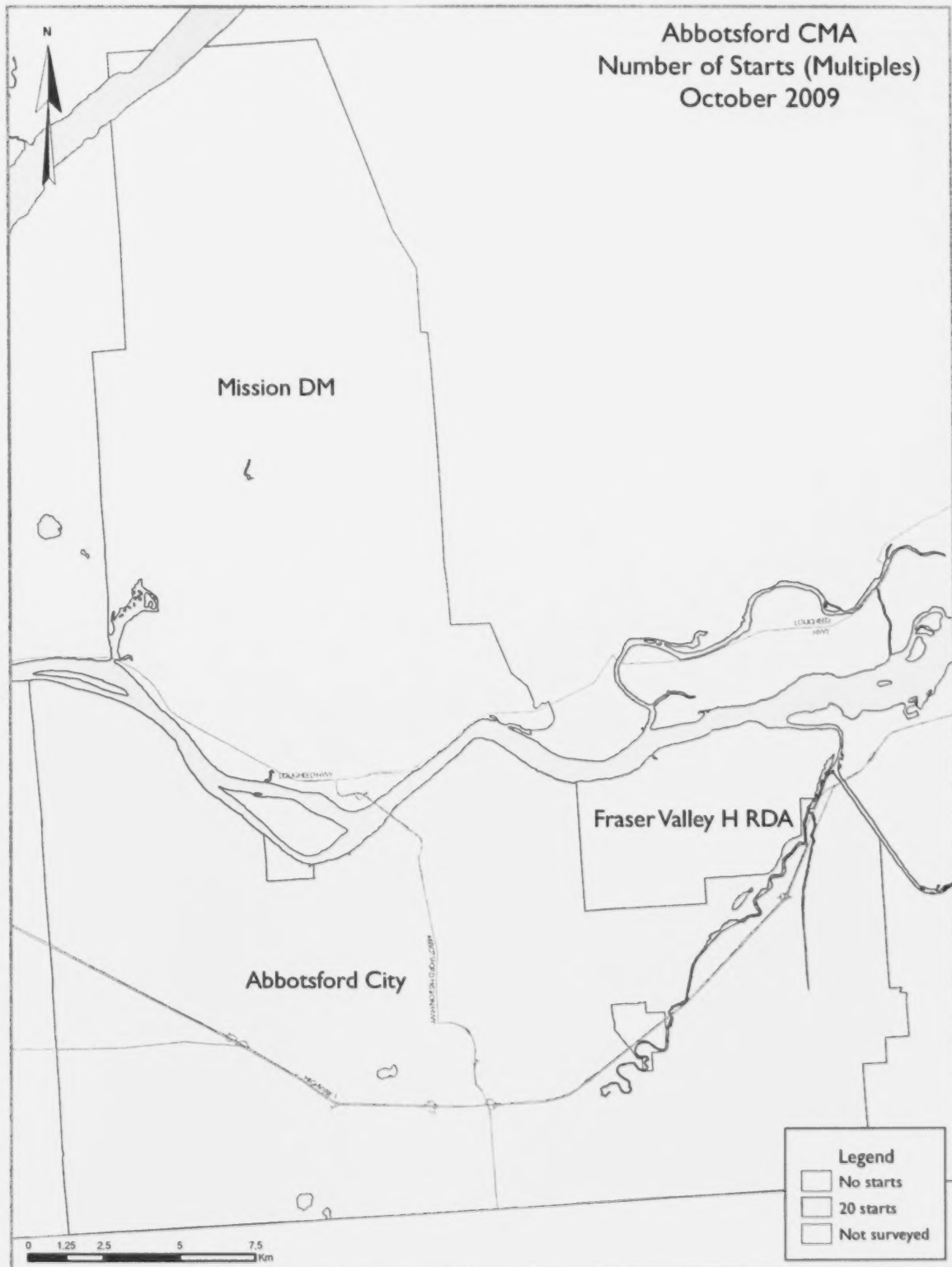


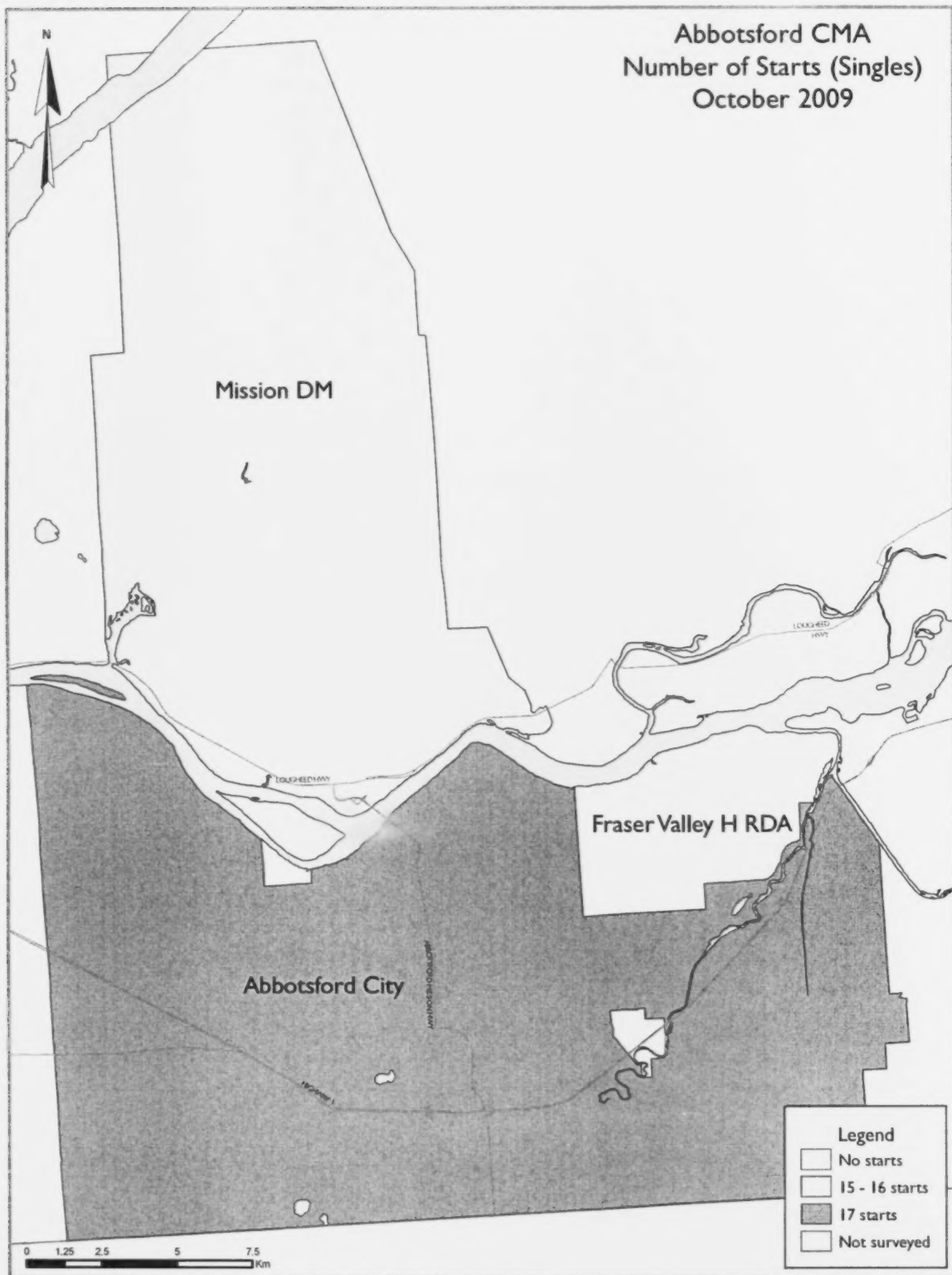


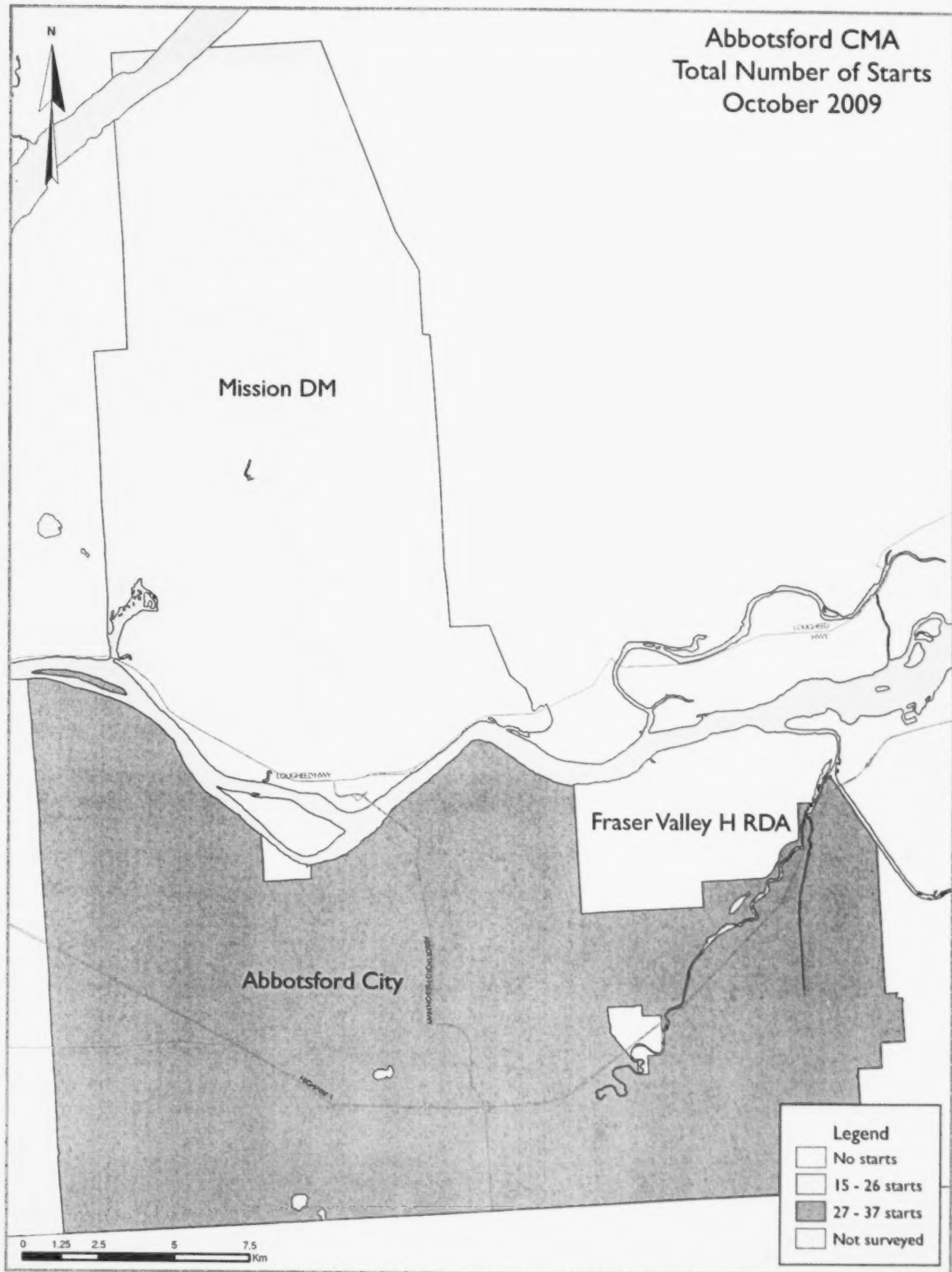




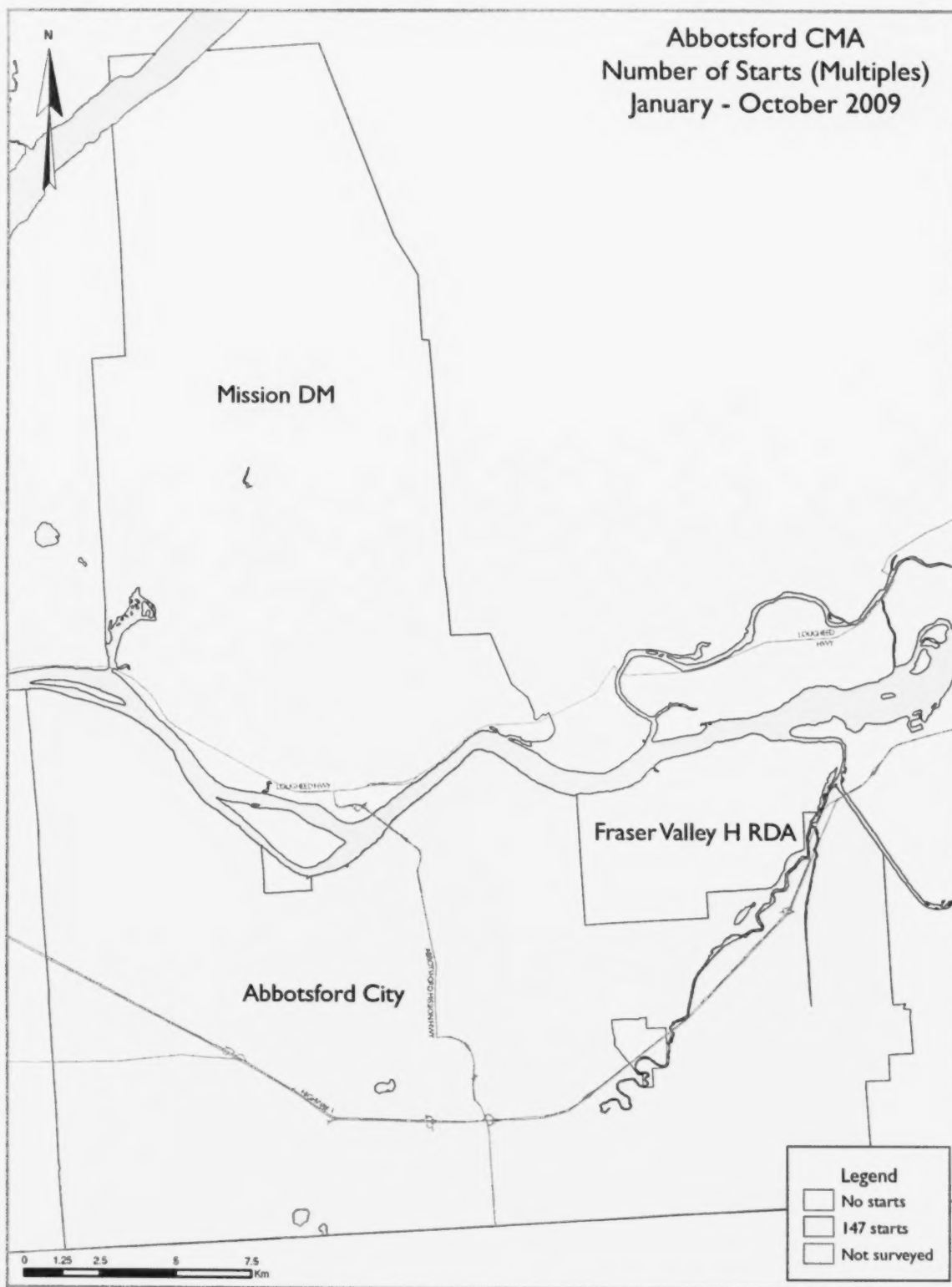


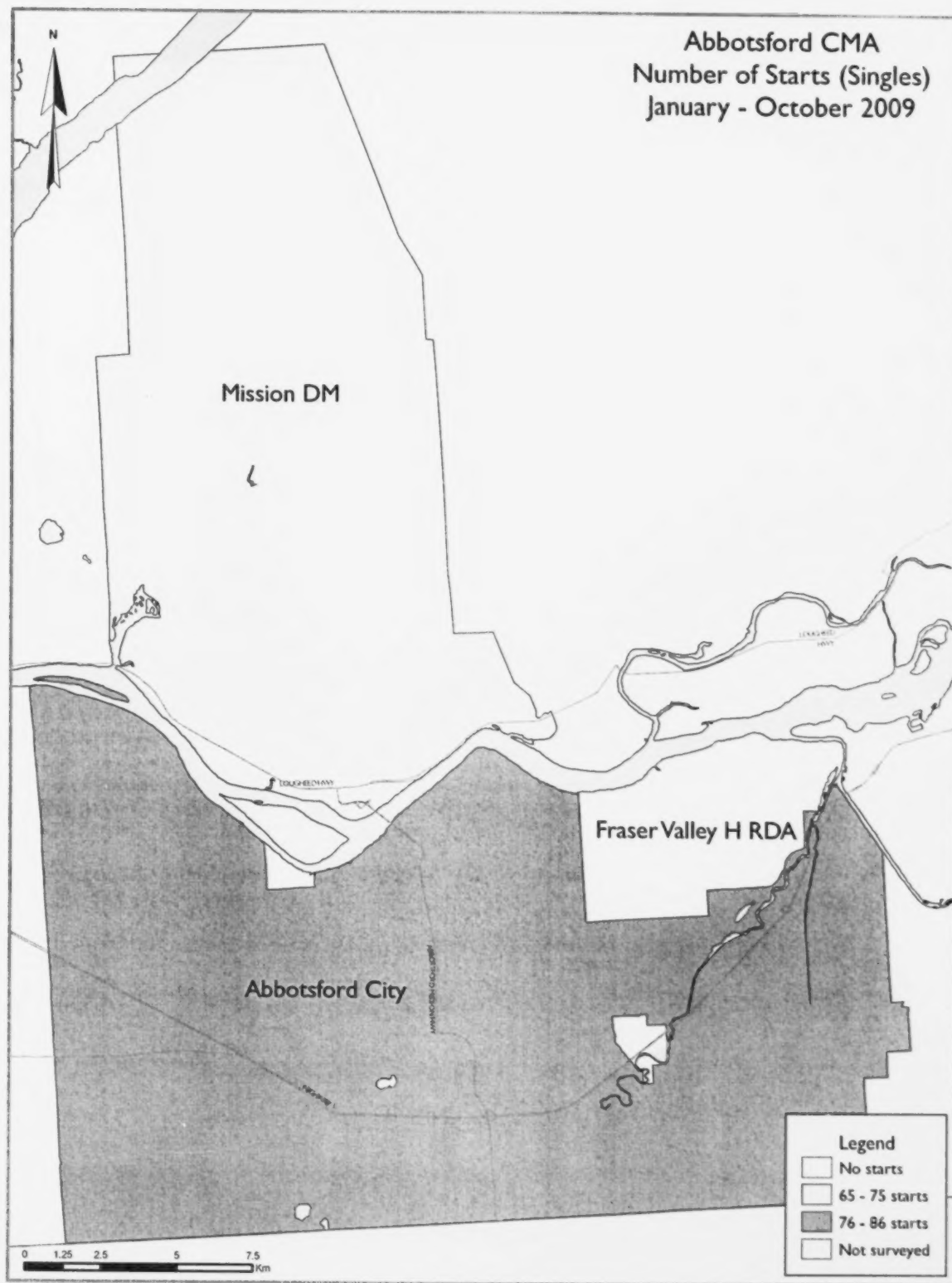


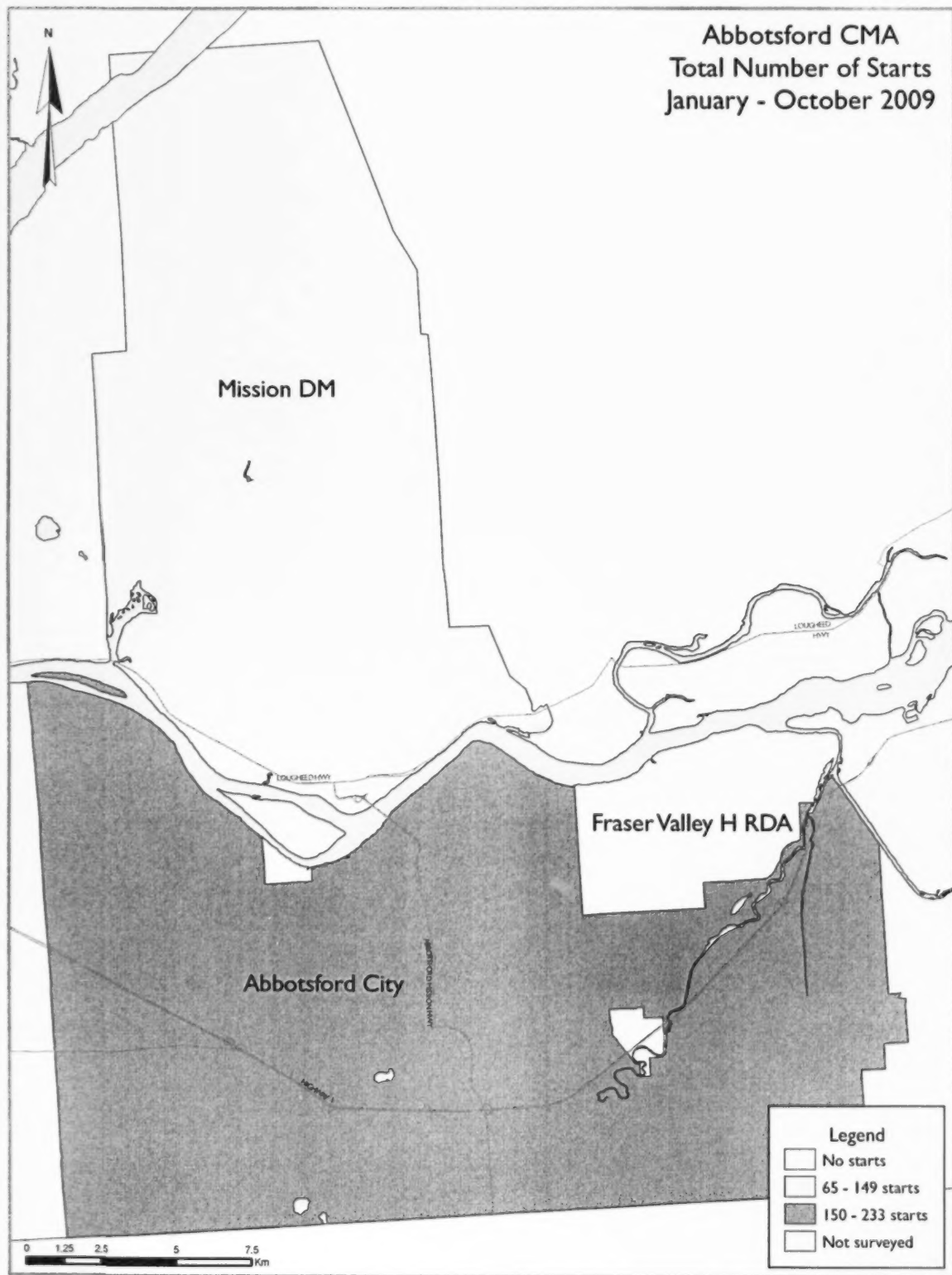












## HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Vancouver CMA**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2009	396	16	94	2	263	101	0	20	892
October 2008	280	25	58	0	273	1,175	8	27	1,846
% Change	41.4	-36.0	62.1	n/a	-3.7	-91.4	-100.0	-25.9	-51.7
Year-to-date 2009	2,188	136	477	13	1,491	1,845	22	359	6,536
Year-to-date 2008	3,195	343	645	29	2,333	10,404	17	544	17,510
% Change	-31.5	-60.3	-26.0	-55.2	-36.1	-82.3	29.4	-34.0	-62.7
UNDER CONSTRUCTION									
October 2009	2,593	186	639	37	1,949	12,410	9	808	18,631
October 2008	3,273	303	602	44	2,718	18,601	17	1,132	26,690
% Change	-20.8	-38.6	6.1	-15.9	-28.3	-33.3	-47.1	-28.6	-30.2
COMPLETIONS									
October 2009	202	4	30	3	190	702	5	23	1,159
October 2008	315	26	44	7	182	1,308	3	15	1,900
% Change	-35.9	-84.6	-31.8	-57.1	4.4	-46.3	66.7	53.3	-39.0
Year-to-date 2009	2,715	239	442	11	2,156	7,180	40	693	13,476
Year-to-date 2008	3,074	268	338	74	2,065	9,794	11	293	15,917
% Change	-11.7	-10.8	30.8	-85.1	4.4	-26.7	**	136.5	-15.3
COMPLETED & NOT ABSORBED									
October 2009	686	88	129	6	294	566	0	69	1,838
October 2008	1,019	132	112	17	284	393	0	24	1,981
% Change	-32.7	-33.3	15.2	-64.7	3.5	44.0	n/a	187.5	-7.2
ABSORBED									
October 2009	259	26	36	6	208	693	5	44	1,277
October 2008	257	7	47	10	154	1,240	3	19	1,737
% Change	0.8	**	-23.4	-40.0	35.1	-44.1	66.7	131.6	-26.5
Year-to-date 2009	3,133	294	447	31	2,229	7,168	40	572	13,914
Year-to-date 2008	2,819	215	279	76	1,936	9,553	71	279	15,228
% Change	11.1	36.7	60.2	-59.2	15.1	-25.0	-43.7	105.0	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1a: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2009	14	6	0	0	0	26	0	0	46
October 2008	24	6	0	0	24	108	0	0	162
Delta									
October 2009	20	0	0	0	17	0	0	1	38
October 2008	19	0	0	0	0	0	0	5	24
Langley									
October 2009	18	4	22	0	19	0	0	0	63
October 2008	12	2	6	0	18	190	8	0	236
Maple Ridge / Pitt Meadows									
October 2009	25	0	0	0	0	0	0	1	26
October 2008	21	0	0	0	0	0	0	0	21
New Westminster									
October 2009	7	0	0	0	0	0	0	0	7
October 2008	4	0	0	0	0	36	0	0	40
North Vancouver									
October 2009	13	4	0	0	9	0	0	0	26
October 2008	8	0	8	0	15	166	0	0	197
Richmond									
October 2009	21	0	32	2	26	5	0	0	86
October 2008	13	0	16	0	65	275	0	0	369
Surrey									
October 2009	195	0	2	0	171	0	0	15	383
October 2008	126	12	0	0	115	21	0	22	296
Tri-Cities									
October 2009	29	2	30	0	11	70	0	0	142
October 2008	5	0	14	0	27	74	0	0	120
University Endowment Lands									
October 2009	1	0	0	0	0	0	0	0	1
October 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2009	32	0	8	0	10	0	0	3	53
October 2008	35	5	14	0	4	305	0	0	363
West Vancouver									
October 2009	10	0	0	0	0	0	0	0	10
October 2008	7	0	0	0	0	0	0	0	7
White Rock									
October 2009	3	0	0	0	0	0	0	0	3
October 2008	1	0	0	0	5	0	0	0	6
Vancouver CMA									
October 2009	396	16	94	2	263	101	0	20	892
October 2008	280	25	58	0	273	1,175	8	27	1,846

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
October 2009	114	42	0	0	65	915	5	0	1,141
October 2008	162	70	0	0	207	1,982	0	0	2,421
Delta									
October 2009	83	2	0	0	20	51	0	3	159
October 2008	134	0	0	0	65	0	0	11	210
Langley									
October 2009	183	6	86	0	156	380	1	0	812
October 2008	375	10	74	0	81	443	8	1	992
Maple Ridge / Pitt Meadows									
October 2009	163	2	0	1	143	152	0	2	463
October 2008	246	2	0	1	40	409	0	0	698
New Westminster									
October 2009	29	0	0	6	0	692	0	0	727
October 2008	23	6	0	0	4	924	0	0	957
North Vancouver									
October 2009	67	18	18	4	155	573	0	0	835
October 2008	115	18	24	0	51	757	0	32	997
Richmond									
October 2009	154	4	196	4	272	1,071	0	6	1,707
October 2008	181	8	182	9	302	1,969	3	6	2,660
Surrey									
October 2009	1,022	10	20	22	802	2,636	0	122	4,634
October 2008	1,139	26	30	30	1,309	3,574	0	252	6,360
Tri-Cities									
October 2009	144	16	146	0	142	996	0	0	1,444
October 2008	104	36	146	4	296	1,960	0	67	2,613
University Endowment Lands									
October 2009	10	0	0	0	4	137	0	180	331
October 2008	7	0	0	0	80	93	0	184	364
Vancouver City									
October 2009	416	74	131	0	186	4,730	3	495	6,035
October 2008	514	113	90	0	270	6,230	6	579	7,802
West Vancouver									
October 2009	135	12	0	0	4	33	0	0	184
October 2008	183	14	0	0	8	33	0	0	238
White Rock									
October 2009	12	0	40	0	0	44	0	0	96
October 2008	9	0	56	0	5	227	0	0	297
Vancouver CMA									
October 2009	2,593	186	639	37	1,949	12,410	9	808	18,631
October 2008	3,273	303	602	44	2,718	18,601	17	1,132	26,690

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket  
October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
October 2009	6	0	0	0	0	221	0	0	227
October 2008	11	14	0	0	19	461	0	0	505
Delta									
October 2009	9	2	0	0	0	0	0	1	12
October 2008	5	0	0	0	0	0	0	0	5
Langley									
October 2009	13	0	6	0	0	120	5	0	144
October 2008	27	4	2	0	12	112	3	0	160
Maple Ridge / Pitt Meadows									
October 2009	24	0	0	0	20	0	0	0	44
October 2008	46	0	0	0	0	0	0	0	46
New Westminster									
October 2009	1	0	0	0	0	0	0	0	1
October 2008	3	0	0	0	0	0	0	0	3
North Vancouver									
October 2009	3	0	0	0	10	0	0	0	13
October 2008	9	2	0	0	0	0	0	0	11
Richmond									
October 2009	3	0	6	0	39	232	0	0	280
October 2008	35	0	14	1	51	0	0	2	103
Surrey									
October 2009	106	0	8	3	106	14	0	22	259
October 2008	99	0	2	0	86	122	0	5	314
Tri-Cities									
October 2009	4	0	6	0	6	0	0	0	16
October 2008	7	0	12	6	4	282	0	0	311
University Endowment Lands									
October 2009	0	0	0	0	9	58	0	0	67
October 2008	1	0	0	0	0	0	0	0	1
Vancouver City									
October 2009	23	2	4	0	0	57	0	0	86
October 2008	53	4	4	0	10	323	0	8	402
West Vancouver									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	12	2	0	0	0	8	0	0	22
White Rock									
October 2009	1	0	0	0	0	0	0	0	1
October 2008	1	0	8	0	0	0	0	0	9
Vancouver CMA									
October 2009	202	4	30	3	190	702	5	23	1,159
October 2008	315	26	44	7	182	1,308	3	15	1,900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket  
October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
October 2009	65	17	0	0	11	26	0	0	119
October 2008	50	56	0	0	0	13	0	0	119
Delta									
October 2009	15	1	0	0	3	6	0	4	29
October 2008	16	4	0	0	6	8	0	0	34
Langley									
October 2009	38	2	10	2	14	12	0	0	78
October 2008	140	6	30	4	35	0	0	0	215
Maple Ridge / Pitt Meadows									
October 2009	78	0	0	0	11	61	0	0	150
October 2008	114	0	0	0	17	24	0	0	155
New Westminster									
October 2009	6	0	0	0	0	6	0	0	12
October 2008	10	2	0	0	0	1	0	0	13
North Vancouver									
October 2009	28	0	0	0	6	29	0	1	64
October 2008	25	4	0	0	9	12	0	0	50
Richmond									
October 2009	45	3	46	1	13	56	0	0	164
October 2008	58	0	16	0	14	17	0	0	105
Surrey									
October 2009	205	4	4	3	168	197	0	57	638
October 2008	350	1	4	13	156	149	0	20	693
Tri-Cities									
October 2009	19	12	44	0	16	50	0	0	141
October 2008	31	11	41	0	24	113	0	0	220
University Endowment Lands									
October 2009	1	0	0	0	15	38	0	7	61
October 2008	0	0	0	0	2	2	0	0	4
Vancouver City									
October 2009	136	47	17	0	29	58	0	0	287
October 2008	188	46	7	0	18	35	0	4	298
West Vancouver									
October 2009	40	2	0	0	3	3	0	0	48
October 2008	27	2	0	0	3	6	0	0	38
White Rock									
October 2009	2	0	8	0	5	24	0	0	39
October 2008	2	0	14	0	0	13	0	0	29
Vancouver CMA									
October 2009	686	88	129	6	294	566	0	69	1,838
October 2008	1,019	132	112	17	284	393	0	24	1,981

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2009	8	11	0	0	13	221	0	0	253
October 2008	10	4	0	0	19	454	0	0	487
Delta									
October 2009	16	2	0	0	0	2	0	3	23
October 2008	3	0	0	0	0	0	0	0	3
Langley									
October 2009	17	0	8	0	8	119	5	0	157
October 2008	22	0	8	0	6	112	3	0	151
Maple Ridge / Pitt Meadows									
October 2009	25	0	0	0	20	0	0	0	45
October 2008	28	0	0	0	2	5	0	0	35
New Westminster									
October 2009	6	0	0	0	0	0	0	0	6
October 2008	7	0	0	0	0	2	0	0	9
North Vancouver									
October 2009	13	2	0	0	8	19	0	0	42
October 2008	8	1	0	0	0	2	0	0	11
Richmond									
October 2009	1	0	8	0	43	186	0	0	238
October 2008	15	0	10	1	44	3	0	2	75
Surrey									
October 2009	131	1	8	6	97	40	0	31	314
October 2008	103	0	2	3	73	113	0	7	301
Tri-Cities									
October 2009	4	0	4	0	10	19	0	0	37
October 2008	7	0	15	6	4	227	0	2	261
University Endowment Lands									
October 2009	0	0	0	0	6	23	0	10	39
October 2008	1	0	0	0	0	1	0	0	2
Vancouver City									
October 2009	22	10	4	0	3	64	0	0	103
October 2008	36	0	4	0	6	313	0	8	367
West Vancouver									
October 2009	5	0	0	0	0	0	0	0	5
October 2008	10	2	0	0	0	6	0	0	18
White Rock									
October 2009	2	0	4	0	0	0	0	0	6
October 2008	1	0	6	0	0	2	0	0	9
Vancouver CMA									
October 2009	259	26	36	6	208	693	5	44	1,277
October 2008	257	7	47	10	154	1,240	3	19	1,737

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA  
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	***	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	***	-11.1	28.0	***	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	***	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Anmore	5	3	0	0	0	0	0	0	5	3	66.7
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	9	0	0	0	0	0	0	5	9	-44.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	0	4	0	24	0	38	2	67	-97.0
Burnaby - Central Park	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Remainder	7	11	6	2	0	0	26	70	39	83	-53.0
Burnaby Total	14	24	6	6	0	24	26	108	46	162	-71.6
Coquitlam	28	4	2	0	11	27	98	84	139	115	20.9
Delta - Tsawwassen	3	3	0	0	0	0	0	0	3	3	0.0
Delta - Ladner	16	4	0	0	3	0	1	3	20	7	185.7
Delta - North	1	12	0	0	14	0	0	2	15	14	7.1
Delta	20	19	0	0	17	0	1	5	38	24	58.3
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	17	19	4	2	19	18	22	196	62	235	-73.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	19	0	0	0	0	1	0	22	19	15.8
New Westminster	7	4	0	0	0	0	0	36	7	40	-82.5
North Vancouver City	3	0	4	0	0	15	0	174	7	189	-96.3
North Vancouver DM	10	8	6	0	3	0	0	0	19	8	137.5
Pitt Meadows	4	2	0	0	0	0	0	0	4	2	100.0
Port Coquitlam	0	1	0	0	0	0	2	4	2	5	-60.0
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	23	13	12	2	14	63	37	291	86	369	-76.7
Surrey - South	22	14	0	26	83	32	0	0	105	72	45.8
Surrey - Cloverdale	73	39	0	0	41	0	14	34	128	73	75.3
Surrey - North	91	66	0	0	47	65	3	9	141	140	0.7
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	8	6	0	4	0	0	0	0	8	10	-20.0
Surrey Total	195	126	0	30	171	97	17	43	383	296	29.4
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	4	0	110	0	114	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	185	0	185	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	5	0	0	0	0	0	0	3	5	-40.0
Vancouver - Marpole	4	2	0	4	0	0	0	0	4	6	-33.3
Vancouver - Eastside	15	17	0	0	10	0	11	20	36	37	-2.7
Vancouver - Mt. Pleasant	0	0	0	1	0	0	0	0	0	1	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	10	10	0	0	0	0	0	4	10	14	-28.6
Vancouver Total	32	35	0	5	10	4	11	319	53	363	-85.4
West Vancouver	10	7	0	0	0	0	0	0	10	7	42.9
White Rock	3	1	0	0	0	5	0	0	3	6	-50.0
<b>Vancouver CMA</b>	<b>398</b>	<b>288</b>	<b>34</b>	<b>45</b>	<b>245</b>	<b>253</b>	<b>215</b>	<b>1,260</b>	<b>892</b>	<b>1,846</b>	<b>-51.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	9	17	0	0	0	0	0	0	9	17	-47.1
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	13	19	0	0	0	0	2	2	15	21	-28.6
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	24	57	2	18	40	10	9	310	75	395	-81.0
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	15	41	6	24	4	47	0	38	25	150	-83.3
Burnaby - Central Park	6	13	8	6	0	52	130	0	144	71	102.8
Burnaby - Remainder	55	80	30	70	25	71	240	666	350	887	-60.5
Burnaby Total	102	193	46	118	69	180	379	1,014	596	1,505	-60.4
Coquitlam	136	73	12	68	92	192	124	1,055	364	1,388	-73.8
Delta - Tsawwassen	6	15	2	0	0	0	0	1	8	16	-50.0
Delta - Ladner	34	47	0	4	3	3	4	8	41	62	-33.9
Delta - North	67	89	0	2	62	63	52	2	181	156	16.0
Delta	107	151	2	6	65	66	56	11	230	234	-1.7
Langley City	2	1	0	0	36	0	98	32	136	33	309.1
Langley District	130	216	4	6	100	62	212	440	446	724	-38.4
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	152	275	8	52	96	0	2	37	258	364	-29.1
New Westminster	38	29	0	6	0	4	158	322	196	361	-45.7
North Vancouver City	11	21	6	18	11	31	8	298	36	368	-90.2
North Vancouver DM	43	78	50	0	63	0	47	167	203	245	-17.1
Pitt Meadows	11	36	12	2	8	0	0	144	31	182	-83.0
Port Coquitlam	4	19	0	2	60	82	16	121	80	224	-64.3
Port Moody	7	18	0	2	0	0	0	353	7	373	-98.1
Richmond	101	193	22	54	157	280	311	1,347	591	1,874	-68.5
Surrey - South	161	215	38	120	342	249	8	625	549	1,209	-54.6
Surrey - Cloverdale	347	356	4	4	94	395	191	429	636	1,184	-46.3
Surrey - North	418	550	0	32	109	241	85	200	612	1,023	-40.2
Surrey - Guildford	3	7	0	0	0	0	0	0	3	7	-57.1
Surrey - Whalley	66	72	0	4	21	87	0	1,290	87	1,453	-94.0
Surrey Total	995	1,200	42	160	566	972	284	2,544	1,887	4,876	-61.3
University Endowment Lands	5	2	0	2	0	11	137	77	142	92	54.3
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	15	261	2,059	261	2,076	-87.4
Vancouver - Kitsilano	1	10	4	0	0	0	47	142	52	152	-65.8
Vancouver - False Creek	0	0	2	0	0	56	0	931	2	987	-99.8
Vancouver - Granville/Oak	3	3	0	18	0	10	0	21	3	52	-94.2
Vancouver - Kerrisdale	22	54	0	0	0	0	33	2	55	56	-1.8
Vancouver - Marpole	17	50	4	16	0	3	2	6	23	75	-69.3
Vancouver - Eastside	160	300	36	56	13	10	81	287	290	653	-55.6
Vancouver - Mt. Pleasant	2	6	14	27	16	10	9	60	41	103	-60.2
Vancouver - Strath/Grand	2	4	2	6	10	0	92	0	106	10	906.0
Vancouver - Westside	91	159	6	2	14	53	4	35	115	249	-53.8
Vancouver Total	298	586	68	127	53	157	754	3,543	1,173	4,413	-73.4
West Vancouver	42	104	0	14	0	0	0	33	42	151	-72.2
White Rock	9	7	0	0	0	5	82	50	91	62	46.8
<b>Vancouver CMA</b>	<b>2,218</b>	<b>3,241</b>	<b>272</b>	<b>637</b>	<b>1,376</b>	<b>2,042</b>	<b>2,670</b>	<b>11,590</b>	<b>6,536</b>	<b>17,510</b>	<b>-62.7</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	24	0	0	0	38	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	26	70	0	0
Burnaby Total	0	24	0	0	26	108	0	0
Coquitlam	11	27	0	0	98	84	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	1	3
Delta - North	14	0	0	0	0	0	0	2
Delta	17	0	0	0	0	0	1	5
Langley City	0	0	0	0	0	0	0	0
Langley District	19	18	0	0	22	196	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	1	0
New Westminster	0	0	0	0	0	36	0	0
North Vancouver City	0	15	0	0	0	174	0	0
North Vancouver DM	3	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	63	0	0	37	291	0	0
Surrey - South	83	32	0	0	0	0	0	0
Surrey - Cloverdale	41	0	0	0	2	21	12	13
Surrey - North	47	65	0	0	0	0	3	9
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	171	97	0	0	2	21	15	22
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	4	0	0	0	110	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	185	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	10	0	0	0	8	20	3	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	4	0	0
Vancouver Total	10	4	0	0	8	319	3	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>245</b>	<b>253</b>	<b>0</b>	<b>0</b>	<b>195</b>	<b>1,233</b>	<b>20</b>	<b>27</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	40	10	0	0	9	310	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	47	0	0	0	38	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	20	71	5	0	240	666	0	0
Burnaby Total	64	180	5	0	379	1,014	0	0
Coquitlam	92	192	0	0	124	1,055	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	3	3	0	0	0	0	4	8
Delta - North	62	63	0	0	51	0	1	2
Delta	65	66	0	0	51	0	5	11
Langley City	36	0	0	0	98	32	0	0
Langley District	100	62	0	0	212	440	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	91	0	0	0	0	37	2	0
New Westminster	0	4	0	0	158	322	0	0
North Vancouver City	11	31	0	0	8	298	0	0
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	144	0	0
Port Coquitlam	60	82	0	0	16	118	0	3
Port Moody	0	0	0	0	0	353	0	0
Richmond	157	280	0	0	311	1,341	0	6
Surrey - South	342	249	0	0	0	625	8	0
Surrey - Cloverdale	94	395	0	0	100	333	91	96
Surrey - North	109	241	0	0	66	150	19	50
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	87	0	0	0	1,290	0	0
Surrey Total	566	972	0	0	166	2,398	118	146
University Endowment Lands	0	11	0	0	91	0	46	77
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	15	0	0	156	1,972	105	87
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	749	0	182
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	3	0	0	2	6	0	0
Vancouver - Eastside	13	10	0	0	78	287	3	0
Vancouver - Mt. Pleasant	16	10	0	0	9	60	0	0
Vancouver - Strath/Grand	10	0	0	0	12	0	80	0
Vancouver - Westside	14	53	0	0	4	35	0	0
Vancouver Total	53	157	0	0	566	3,274	188	269
West Vancouver	0	0	0	0	0	33	0	0
White Rock	0	5	0	0	82	50	0	0
<b>Vancouver CMA</b>	<b>1,366</b>	<b>2,042</b>	<b>5</b>	<b>0</b>	<b>2,311</b>	<b>11,046</b>	<b>359</b>	<b>544</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Anmore	5	3	0	0	0	0	5	3
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	2	2	0	0	0	0	2	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	9	0	0	0	0	5	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	5	0	62	0	0	2	67
Burnaby - Central Park	0	3	0	0	0	0	0	3
Burnaby - Remainder	13	13	26	70	0	0	39	83
Burnaby Total	20	30	26	132	0	0	46	162
Coquitlam	58	14	81	101	0	0	139	115
Delta - Tsawwassen	3	3	0	0	0	0	3	3
Delta - Ladner	16	4	3	0	1	3	20	7
Delta - North	1	12	14	0	0	2	15	14
Delta	20	19	17	0	1	5	38	24
Langley City	1	1	0	0	0	0	1	1
Langley District	43	19	19	208	0	8	62	235
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	19	0	0	1	0	22	19
New Westminster	7	4	0	36	0	0	7	40
North Vancouver City	7	8	0	181	0	0	7	189
North Vancouver DM	10	8	9	0	0	0	19	8
Pitt Meadows	4	2	0	0	0	0	4	2
Port Coquitlam	2	5	0	0	0	0	2	5
Port Moody	1	0	0	0	0	0	1	0
Richmond	53	29	33	340	0	0	86	369
Surrey - South	22	22	83	50	0	0	105	72
Surrey - Cloverdale	75	39	41	21	12	13	128	73
Surrey - North	91	66	47	65	3	9	141	140
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	8	10	0	0	0	0	8	10
Surrey Total	197	138	171	136	15	22	383	296
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	114	0	0	0	114
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	185	0	0	0	185
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	3	5	0	0	0	0	3	5
Vancouver - Marpole	4	6	0	0	0	0	4	6
Vancouver - Eastside	23	27	10	10	3	0	36	37
Vancouver - Mt. Pleasant	0	1	0	0	0	0	0	1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	10	14	0	0	0	0	10	14
Vancouver Total	40	54	10	309	3	0	53	363
West Vancouver	10	7	0	0	0	0	10	7
White Rock	3	1	0	5	0	0	3	6
<b>Vancouver CMA</b>	<b>506</b>	<b>363</b>	<b>366</b>	<b>1,448</b>	<b>20</b>	<b>35</b>	<b>892</b>	<b>1,846</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	9	17	0	0	0	0	9	17
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	15	21	0	0	0	0	15	21
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	26	71	49	324	0	0	75	395
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2
Burnaby - South & East	21	65	4	85	0	0	25	150
Burnaby - Central Park	14	19	130	52	0	0	144	71
Burnaby - Remainder	85	150	260	737	5	0	350	887
Burnaby Total	148	307	443	1,198	5	0	596	1,505
Coquitlam	205	223	159	1,165	0	0	364	1,388
Delta - Tsawwassen	8	15	0	0	0	1	8	16
Delta - Ladner	34	47	3	7	4	8	41	62
Delta - North	67	89	113	65	1	2	181	156
Delta	109	151	116	72	5	11	230	234
Langley City	2	1	134	32	0	0	136	33
Langley District	206	295	226	412	14	17	446	724
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	152	275	99	89	2	0	258	364
New Westminster	32	35	164	326	0	0	196	361
North Vancouver City	25	63	11	305	0	0	36	368
North Vancouver DM	39	78	164	135	0	32	203	245
Pitt Meadows	11	38	20	144	0	0	31	182
Port Coquitlam	25	41	55	180	0	3	80	224
Port Moody	7	18	0	355	0	0	7	373
Richmond	245	410	346	1,458	0	6	591	1,874
Surrey - South	160	208	381	1,001	8	0	549	1,209
Surrey - Cloverdale	379	392	166	696	91	96	636	1,184
Surrey - North	418	552	175	421	19	50	612	1,023
Surrey - Guildford	3	7	0	0	0	0	3	7
Surrey - Whalley	66	76	21	1,377	0	0	87	1,453
Surrey Total	1,026	1,235	743	3,495	118	146	1,887	4,876
University Endowment Lands	5	2	91	13	46	77	142	92
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,987	105	87	261	2,076
Vancouver - Kitsilano	5	10	47	142	0	0	52	152
Vancouver - False Creek	2	0	0	805	0	182	2	987
Vancouver - Granville/Oak	3	21	0	31	0	0	3	52
Vancouver - Kerrisdale	22	56	33	0	0	0	55	56
Vancouver - Marpole	23	72	0	3	0	0	23	75
Vancouver - Eastside	274	422	10	231	6	0	290	653
Vancouver - Mt. Pleasant	16	33	25	70	0	0	41	103
Vancouver - Strath/Grand	4	10	22	0	80	0	106	10
Vancouver - Westside	99	169	16	80	0	0	115	249
Vancouver Total	448	795	534	3,349	191	269	1,173	4,413
West Vancouver	42	118	0	33	0	0	42	151
White Rock	47	57	44	5	0	0	91	62
<b>Vancouver CMA</b>	<b>2,801</b>	<b>4,183</b>	<b>3,349</b>	<b>12,766</b>	<b>381</b>	<b>561</b>	<b>6,536</b>	<b>17,510</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Anmore	2	3	0	0	0	0	0	0	2	3	-33.3
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	5	1	0	0	0	0	0	2	5	3	66.7
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	221	0	221	0	n/a
Burnaby - South & East	1	4	0	2	0	0	0	0	1	6	-83.3
Burnaby - Central Park	1	0	0	2	0	12	0	214	1	228	-99.6
Burnaby - Remainder	3	5	0	10	0	7	0	247	3	269	-98.9
Burnaby Total	6	11	0	14	0	19	221	461	227	505	-55.0
Coquitlam	1	9	0	0	6	4	6	71	13	84	-84.5
Delta - Tsawwassen	3	0	2	0	0	0	0	0	5	0	n/a
Delta - Ladner	6	3	0	0	0	0	1	0	7	3	133.3
Delta - North	0	2	0	0	0	0	0	0	0	2	-100.0
Delta	9	5	2	0	0	0	1	0	12	5	140.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	18	30	0	4	0	12	126	114	144	160	-10.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	24	42	0	0	0	0	0	0	24	42	-42.9
New Westminster	1	3	0	0	0	0	0	0	1	3	-66.7
North Vancouver City	0	0	0	2	0	0	0	0	0	2	-100.0
North Vancouver DM	3	9	10	0	0	0	0	0	13	9	44.4
Pitt Meadows	0	4	12	0	8	0	0	0	20	4	ns
Port Coquitlam	0	2	0	0	0	0	0	223	0	225	-100.0
Port Moody	3	2	0	0	0	0	0	0	3	2	50.0
Richmond	3	36	4	8	35	43	238	16	280	103	171.8
Surrey - South	30	28	0	12	21	35	1	37	52	112	-53.6
Surrey - Cloverdale	28	20	0	2	26	19	38	91	92	132	-30.3
Surrey - North	47	43	6	0	32	18	5	1	90	62	45.2
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	4	7	0	0	21	0	0	0	25	7	ns
Surrey Total	109	99	6	14	100	72	44	129	259	314	-17.5
University Endowment Lands	0	1	2	0	7	0	58	0	67	1	ns
Vancouver - West End	0	0	0	0	0	10	0	323	0	333	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	8	3	0	0	0	0	0	0	8	3	166.7
Vancouver - Marpole	7	4	0	0	0	0	2	0	9	4	125.0
Vancouver - Eastside	5	34	0	0	0	0	2	12	7	46	-84.8
Vancouver - Mt. Pleasant	0	0	2	4	0	0	0	0	2	4	-50.0
Vancouver - Strath/Grand	1	0	0	0	0	0	57	0	58	0	n/a
Vancouver - Westside	0	11	0	0	0	0	0	0	0	11	-100.0
Vancouver Total	23	53	2	4	0	10	61	335	86	402	-78.6
West Vancouver	2	12	0	2	0	0	0	8	2	22	-90.9
White Rock	1	1	0	0	0	0	0	8	1	9	-88.9
<b>Vancouver CMA</b>	<b>210</b>	<b>325</b>	<b>38</b>	<b>48</b>	<b>156</b>	<b>160</b>	<b>755</b>	<b>1,367</b>	<b>1,159</b>	<b>1,900</b>	<b>-39.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	16	13	0	0	0	0	0	0	16	13	23.1
Belcarra	2	3	0	0	0	0	0	0	2	3	-33.3
Bowen Island	24	21	0	0	0	0	2	2	26	23	13.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	48	35	8	18	5	0	162	211	223	264	-15.5
Burnaby - Lougheed Mall	2	2	0	0	0	0	221	0	223	2	99.0
Burnaby - South & East	20	24	12	18	47	3	273	213	352	258	36.4
Burnaby - Central Park	13	9	4	6	48	12	0	214	65	241	-73.0
Burnaby - Remainder	61	52	48	72	106	61	440	1,049	655	1,234	-46.9
Burnaby Total	144	123	72	116	206	76	1,096	1,687	1,518	2,002	-24.2
Coquitlam	75	78	68	22	195	59	612	834	950	993	-4.3
Delta - Tsawwassen	15	9	2	2	0	0	1	0	18	11	63.6
Delta - Ladner	51	26	0	4	0	16	10	2	61	48	27.1
Delta - North	86	57	16	2	129	0	3	0	234	59	99.0
Delta	152	92	18	8	129	16	14	2	313	118	165.3
Langley City	2	4	0	0	0	0	101	0	103	4	99.0
Langley District	312	388	18	66	49	261	240	278	619	993	-37.7
Lion's Bay	4	1	0	0	0	0	0	0	4	1	99.0
Maple Ridge	215	313	12	56	10	95	195	428	432	892	-51.6
New Westminster	29	60	4	2	4	4	490	582	527	648	-18.7
North Vancouver City	20	18	6	18	6	54	75	698	107	788	-86.4
North Vancouver DM	68	79	10	2	0	4	167	0	245	85	188.2
Pitt Meadows	23	73	14	0	8	31	70	217	115	321	-64.2
Port Coquitlam	9	24	2	0	47	84	175	627	233	735	-68.3
Port Moody	17	41	0	0	0	92	355	600	372	733	-49.2
Richmond	130	208	50	52	145	171	921	915	1,246	1,346	-7.4
Surrey - South	172	237	36	24	196	235	183	159	587	655	-10.4
Surrey - Cloverdale	320	318	4	2	299	312	391	262	1,014	894	13.4
Surrey - North	454	449	36	16	203	127	258	1	951	593	60.4
Surrey - Guildford	5	8	0	0	0	16	0	157	5	181	-97.2
Surrey - Whalley	63	85	4	0	240	94	589	615	896	794	12.8
Surrey Total	1,014	1,097	80	42	938	784	1,421	1,194	3,453	3,117	10.8
University Endowment Lands	2	3	14	2	62	8	170	212	248	225	10.2
Vancouver - West End	0	0	0	0	0	10	20	323	20	333	-94.0
Vancouver - Downtown	0	0	2	0	32	10	1,137	884	1,171	894	31.0
Vancouver - Kitsilano	11	3	0	4	0	26	45	10	56	43	30.2
Vancouver - False Creek	1	1	0	0	10	0	0	127	11	128	-91.4
Vancouver - Granville/Oak	2	1	16	2	6	4	212	144	236	151	56.3
Vancouver - Kerrisdale	40	21	0	0	9	0	59	51	108	72	50.0
Vancouver - Marpole	36	30	16	6	10	11	4	0	66	47	40.4
Vancouver - Eastside	159	234	34	44	10	17	242	481	445	776	-42.7
Vancouver - Mt. Pleasant	5	1	31	16	0	11	254	2	290	30	99.0
Vancouver - Strath/Grand	5	1	8	0	3	11	100	0	116	12	99.0
Vancouver - Westside	135	129	0	2	53	0	94	54	282	185	52.4
Vancouver Total	394	421	107	76	133	100	2,167	2,076	2,801	2,673	4.8
West Vancouver	83	93	2	28	4	12	0	17	89	150	-40.7
White Rock	6	6	2	2	5	0	44	46	57	54	5.6
<b>Vancouver CMA</b>	<b>2,741</b>	<b>3,159</b>	<b>479</b>	<b>492</b>	<b>1,941</b>	<b>1,851</b>	<b>8,315</b>	<b>10,415</b>	<b>13,476</b>	<b>15,917</b>	<b>-15.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	221	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	12	0	0	0	214	0	0
Burnaby - Remainder	0	7	0	0	0	247	0	0
Burnaby Total	0	19	0	0	221	461	0	0
Coquitlam	6	4	0	0	6	71	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	12	0	0	126	114	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	223	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	35	43	0	0	238	14	0	2
Surrey - South	21	35	0	0	0	37	1	0
Surrey - Cloverdale	26	19	0	0	22	87	16	4
Surrey - North	32	18	0	0	0	0	5	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	0	0	0	0	0	0	0
Surrey Total	100	72	0	0	22	124	22	5
University Endowment Lands	7	0	0	0	58	0	0	0
Vancouver - West End	0	10	0	0	0	323	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	0	0	0	2	4	0	8
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	57	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	10	0	0	61	327	0	8
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	0	8	0	0
<b>Vancouver CMA</b>	<b>156</b>	<b>160</b>	<b>0</b>	<b>0</b>	<b>732</b>	<b>1,352</b>	<b>23</b>	<b>15</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	211	0	0
Burnaby - Lougheed Mall	0	0	0	0	221	0	0	0
Burnaby - South & East	47	3	0	0	273	213	0	0
Burnaby - Central Park	48	12	0	0	0	214	0	0
Burnaby - Remainder	106	61	0	0	440	1,049	0	0
Burnaby Total	206	76	0	0	1,096	1,687	0	0
Coquitlam	195	59	0	0	546	834	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	10	2
Delta - North	129	0	0	0	0	0	3	0
Delta	129	16	0	0	0	0	14	2
Langley City	0	0	0	0	101	0	0	0
Langley District	49	261	0	0	240	278	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	95	0	0	195	428	0	0
New Westminster	4	4	0	0	490	582	0	0
North Vancouver City	6	54	0	0	73	698	2	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	8	31	0	0	70	217	0	0
Port Coquitlam	47	84	0	0	174	571	1	56
Port Moody	0	92	0	0	355	600	0	0
Richmond	142	171	3	0	921	912	0	3
Surrey - South	196	235	0	0	180	159	3	0
Surrey - Cloverdale	299	312	0	0	281	199	110	63
Surrey - North	203	127	0	0	150	0	108	1
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	224	94	16	0	589	615	0	0
Surrey Total	922	784	16	0	1,200	1,130	221	64
University Endowment Lands	62	8	0	0	93	212	77	0
Vancouver - West End	0	10	0	0	20	323	0	0
Vancouver - Downtown	26	10	6	0	865	884	272	0
Vancouver - Kitsilano	0	26	0	0	45	8	0	2
Vancouver - False Creek	10	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	4	0	0	212	144	0	0
Vancouver - Kerrisdale	9	0	0	0	59	51	0	0
Vancouver - Marpole	10	11	0	0	4	0	0	0
Vancouver - Eastside	10	17	0	0	234	444	8	37
Vancouver - Mt. Pleasant	0	11	0	0	254	2	0	0
Vancouver - Strath/Grand	3	11	0	0	100	0	0	0
Vancouver - Westside	53	0	0	0	94	54	0	0
Vancouver Total	127	100	6	0	1,887	1,910	280	166
West Vancouver	4	12	0	0	0	17	0	0
White Rock	5	0	0	0	44	44	0	2
<b>Vancouver CMA</b>	<b>1,916</b>	<b>1,851</b>	<b>25</b>	<b>0</b>	<b>7,622</b>	<b>10,122</b>	<b>693</b>	<b>293</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**October 2009**

Submarket	Freehold		Condominium		Rental		Total <sup>a</sup>	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Anmore	2	3	0	0	0	0	2	3
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	5	3	0	0	0	0	5	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	2	0	0	0	0	1	2
Burnaby - Lougheed Mall	0	0	221	0	0	0	221	0
Burnaby - South & East	1	6	0	0	0	0	1	6
Burnaby - Central Park	1	2	0	226	0	0	1	228
Burnaby - Remainder	3	15	0	254	0	0	3	269
Burnaby Total	6	25	221	480	0	0	227	505
Coquitlam	7	15	6	69	0	0	13	84
Delta - Tsawwassen	5	0	0	0	0	0	5	0
Delta - Ladner	6	3	0	0	1	0	7	3
Delta - North	0	2	0	0	0	0	0	2
Delta	11	5	0	0	1	0	12	5
Langley City	0	0	0	0	0	0	0	0
Langley District	19	33	120	124	5	3	144	160
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	42	0	0	0	0	24	42
New Westminster	1	3	0	0	0	0	1	3
North Vancouver City	0	2	0	0	0	0	0	2
North Vancouver DM	3	9	10	0	0	0	13	9
Pitt Meadows	0	4	20	0	0	0	20	4
Port Coquitlam	0	2	0	223	0	0	0	225
Port Moody	3	2	0	0	0	0	3	2
Richmond	9	49	271	52	0	2	280	103
Surrey - South	27	28	24	84	1	0	52	112
Surrey - Cloverdale	36	22	40	106	16	4	92	132
Surrey - North	47	43	38	18	5	1	90	62
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	4	7	21	0	0	0	25	7
Surrey Total	114	101	123	208	22	5	259	314
University Endowment Lands	0	1	67	0	0	0	67	1
Vancouver - West End	0	0	0	333	0	0	0	333
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	1	0	0	0	0	1	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	8	3	0	0	0	0	8	3
Vancouver - Marpole	9	4	0	0	0	0	9	4
Vancouver - Eastside	7	38	0	0	0	8	7	46
Vancouver - Mt. Pleasant	2	4	0	0	0	0	2	4
Vancouver - Strath/Grand	1	0	57	0	0	0	58	0
Vancouver - Westside	0	11	0	0	0	0	0	11
Vancouver Total	29	61	57	333	0	8	86	402
West Vancouver	2	14	0	8	0	0	2	22
White Rock	1	9	0	0	0	0	1	9
<b>Vancouver CMA</b>	<b>236</b>	<b>385</b>	<b>895</b>	<b>1,497</b>	<b>28</b>	<b>18</b>	<b>1,159</b>	<b>1,900</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,500,000	1,454,636
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,515,000	1,458,733
Belcarra													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Bowen Island													
October 2009	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	1	3.8	4	15.4	7	26.9	14	53.8	26	800,000	799,769
Year-to-date 2008	0	0.0	0	0.0	9	47.4	3	15.8	7	36.8	19	620,000	741,895
Burnaby													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	907,000	1,000,280
Year-to-date 2009	0	0.0	0	0.0	1	0.7	40	26.8	108	72.5	149	799,000	876,945
Year-to-date 2008	0	0.0	0	0.0	0	0.0	31	28.2	79	71.8	110	839,000	923,557
Coquitlam													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2008	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	737,250	755,435
Year-to-date 2009	0	0.0	0	0.0	0	0.0	39	54.2	33	45.8	72	735,000	809,849
Year-to-date 2008	2	3.0	23	34.3	2	3.0	13	19.4	27	40.3	67	729,900	757,586
Delta													
October 2009	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	764,500	885,188
October 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2009	0	0.0	0	0.0	26	16.6	84	53.5	47	29.9	157	681,450	724,404
Year-to-date 2008	1	1.1	0	0.0	12	13.2	43	47.3	35	38.5	91	692,500	727,520
Langley City													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
October 2009	0	0.0	2	11.8	6	35.3	5	29.4	4	23.5	17	609,000	902,224
October 2008	3	12.0	0	0.0	8	32.0	10	40.0	4	16.0	25	619,450	657,877
Year-to-date 2009	9	2.2	41	10.1	172	42.5	129	31.9	54	13.3	405	599,000	665,246
Year-to-date 2008	10	2.7	14	3.8	105	28.6	193	52.6	45	12.3	367	638,000	650,389

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
October 2009	0	0.0	9	39.1	9	39.1	5	21.7	0	0.0	23	539,000	541,957
October 2008	1	4.0	14	56.0	6	24.0	4	16.0	0	0.0	25	489,900	520,972
Year-to-date 2009	4	1.6	73	29.4	99	39.9	70	28.2	2	0.8	248	559,900	562,414
Year-to-date 2008	2	0.7	43	15.4	186	66.4	42	15.0	7	2.5	280	565,000	562,934
New Westminster													
October 2009	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
October 2008	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
Year-to-date 2009	0	0.0	0	0.0	10	31.3	17	53.1	5	15.6	32	648,500	667,975
Year-to-date 2008	5	6.3	15	18.8	36	45.0	22	27.5	2	2.5	80	530,900	562,706
North Vancouver City													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,260,000	1,223,629
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,050,000	1,185,667
North Vancouver DM													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,350,000	1,571,700
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	74	100.0	74	1,560,000	1,548,473
Year-to-date 2008	1	1.4	0	0.0	0	0.0	0	0.0	69	98.6	70	1,470,450	1,506,539
Pitt Meadows													
October 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
October 2008	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2009	0	0.0	7	20.0	25	71.4	2	5.7	1	2.9	35	530,900	538,426
Year-to-date 2008	0	0.0	20	26.7	52	69.3	3	4.0	0	0.0	75	560,000	547,339
Port Coquitlam													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	2	11.8	11	64.7	4	23.5	17	640,000	688,559
Year-to-date 2008	0	0.0	4	21.1	4	21.1	9	47.4	2	10.5	19	640,000	635,580
Port Moody													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	4	14.8	0	0.0	1	3.7	22	81.5	27	850,000	909,593
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	800,000	967,230
Richmond													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2008	0	0.0	0	0.0	1	6.3	1	6.3	14	87.5	16	1,417,500	1,356,969
Year-to-date 2009	0	0.0	0	0.0	2	1.4	23	15.5	123	83.1	148	1,000,000	1,098,513
Year-to-date 2008	0	0.0	0	0.0	1	0.5	35	17.9	160	81.6	196	1,000,000	1,069,387

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2009	0	0.0	9	6.6	76	55.5	29	21.2	23	16.8	137	562,000	647,870
October 2008	0	0.0	6	5.7	30	28.3	26	24.5	44	41.5	106	699,000	807,307
Year-to-date 2009	5	0.4	83	6.9	480	39.7	326	27.0	315	26.1	1,209	619,000	701,241
Year-to-date 2008	0	0.0	70	7.1	292	29.6	277	28.1	348	35.3	987	678,900	750,924
University Endowment Lands													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Vancouver City													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,035,000	1,944,632
October 2008	0	0.0	0	0.0	0	0.0	2	5.6	34	94.4	36	1,000,000	1,237,222
Year-to-date 2009	2	0.5	0	0.0	3	0.7	24	5.4	412	93.4	441	1,389,000	1,602,395
Year-to-date 2008	0	0.0	0	0.0	4	1.0	19	4.9	367	94.1	390	1,000,000	1,356,787
West Vancouver													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2008	1	10.0	0	0.0	0	0.0	0	0.0	9	90.0	10	2,870,000	3,172,780
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	66	100.0	66	2,584,000	2,786,604
Year-to-date 2008	1	1.3	0	0.0	0	0.0	0	0.0	75	98.7	76	2,890,000	3,128,497
White Rock													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Vancouver CMA													
October 2009	0	0.0	21	8.0	97	36.7	50	18.9	96	36.4	264	649,000	874,598
October 2008	5	1.9	22	8.1	48	17.8	55	20.4	140	51.9	270	786,345	1,006,122
Year-to-date 2009	20	0.6	209	6.6	825	26.2	776	24.6	1,323	42.0	3,153	699,000	916,516
Year-to-date 2008	22	0.8	189	6.5	704	24.2	693	23.8	1,298	44.7	2,906	700,000	911,077

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2009**

Submarket	Oct 2009	Oct 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	1,454,636	1,458,733	-0.3
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	799,769	741,895	7.8
Burnaby Total	--	1,000,280	n/a	876,945	923,557	-5.0
Coquitlam	--	755,435	n/a	809,849	757,586	6.9
Delta	885,188	--	n/a	724,404	727,520	-0.4
Langley City	--	--	n/a	--	--	n/a
Langley District	902,224	657,877	37.1	665,246	650,389	2.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	541,957	520,972	4.0	562,414	562,934	-0.1
New Westminster	--	--	n/a	667,975	562,706	18.7
North Vancouver City	--	--	n/a	1,223,629	1,185,667	3.2
North Vancouver DM	1,571,700	--	n/a	1,548,473	1,506,539	2.8
Pitt Meadows	--	--	n/a	538,426	547,339	-1.6
Port Coquitlam	--	--	n/a	688,559	635,580	8.3
Port Moody	--	--	n/a	909,593	967,230	-6.0
Richmond	--	1,356,969	n/a	1,098,513	1,069,387	2.7
Surrey Total	647,870	807,307	-19.7	701,241	750,924	-6.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,944,632	1,237,222	57.2	1,602,395	1,356,787	18.1
West Vancouver	--	3,172,780	n/a	2,786,604	3,128,497	-10.9
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>874,598</b>	<b>1,006,122</b>	<b>-13.1</b>	<b>916,516</b>	<b>911,077</b>	<b>0.6</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
October 2009**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1,432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1,493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November												
	December												
	Q3 2008	1,934	8,368	8%	890,425	956	2,956	11%	510,152	2,475	7,656	11%	409,591
	Q3 2009	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver  
Third Quarter 2009**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2008	Q1	2,771	4,526	20%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797
	Q4												
	YTD 2008	8,128	6,701	15%	878,305	3,876	2,309	20%	507,040	9,556	6,304	18%	404,984
	YTD 2009	10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)



**Table 6: Economic Indicators**  
**October 2009**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815
2009	January	627	5.00	5.79	119.7	112.0	1,229	5.1	65.9	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.5	65.9	821
	March	613	4.50	5.55	114.9	112.6	1,220	6.1	66.0	816
	April	596	3.90	5.25	113.5	112.6	1,227	6.5	66.5	815
	May	596	3.90	5.25	114.0	113.3	1,231	6.8	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,240	6.9	67.2	809
	July	631	3.75	5.85	114.3	112.9	1,238	7.0	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,237	7.3	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,240	7.1	66.9	818
	October	630	3.80	5.84		112.7	1,241	7.3	67.0	827
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Abbotsford CMA**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2009	32	0	16	0	4	0	0	0	52
October 2008	22	0	4	3	0	0	0	0	29
% Change	45.5	n/a	**	-100.0	n/a	n/a	n/a	n/a	79.3
Year-to-date 2009	149	0	68	2	23	56	0	0	298
Year-to-date 2008	297	2	68	27	147	694	0	0	1,235
% Change	-49.8	-100.0	0.0	-92.6	-84.4	-91.9	n/a	n/a	-75.9
UNDER CONSTRUCTION									
October 2009	173	0	68	21	47	391	0	0	700
October 2008	251	2	72	56	142	694	0	0	1,217
% Change	-31.1	-100.0	-5.6	-62.5	-66.9	-43.7	n/a	n/a	-42.5
COMPLETIONS									
October 2009	35	0	0	0	0	0	0	0	35
October 2008	28	0	18	0	0	0	0	0	46
% Change	25.0	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-23.9
Year-to-date 2009	205	0	76	5	73	359	0	0	718
Year-to-date 2008	377	0	138	4	96	310	0	0	925
% Change	-45.6	n/a	-44.9	25.0	-24.0	15.8	n/a	n/a	-22.4
COMPLETED & NOT ABSORBED									
October 2009	118	0	3	2	41	87	0	0	251
October 2008	152	0	38	3	16	24	0	0	233
% Change	-22.4	n/a	-92.1	-33.3	156.3	**	n/a	n/a	7.7
ABSORBED									
October 2009	35	0	2	1	1	1	0	0	40
October 2008	25	0	14	0	7	5	0	0	51
% Change	40.0	n/a	-85.7	n/a	-85.7	-80.0	n/a	n/a	-21.6
Year-to-date 2009	252	0	111	15	83	292	0	0	753
Year-to-date 2008	304	0	104	6	94	337	0	0	845
% Change	-17.1	n/a	6.7	150.0	-11.7	-13.4	n/a	n/a	-10.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket  
October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
October 2009	17	0	16	0	4	0	0	0	37
October 2008	17	0	4	3	0	0	0	0	24
Fraser Valley H RDA									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Mission DM									
October 2009	15	0	0	0	0	0	0	0	15
October 2008	5	0	0	0	0	0	0	0	5
Abbotsford CMA									
October 2009	32	0	16	0	4	0	0	0	52
October 2008	22	0	4	3	0	0	0	0	29
UNDER CONSTRUCTION									
Abbotsford City									
October 2009	105	0	68	21	47	391	0	0	632
October 2008	158	0	72	56	95	694	0	0	1,075
Fraser Valley H RDA									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Mission DM									
October 2009	68	0	0	0	0	0	0	0	68
October 2008	93	2	0	0	47	0	0	0	142
Abbotsford CMA									
October 2009	173	0	68	21	47	391	0	0	700
October 2008	251	2	72	56	142	694	0	0	1,217
COMPLETIONS									
Abbotsford City									
October 2009	23	0	0	0	0	0	0	0	23
October 2008	18	0	18	0	0	0	0	0	36
Fraser Valley H RDA									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Mission DM									
October 2009	12	0	0	0	0	0	0	0	12
October 2008	10	0	0	0	0	0	0	0	10
Abbotsford CMA									
October 2009	35	0	0	0	0	0	0	0	35
October 2008	28	0	18	0	0	0	0	0	46

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2009	66	0	3	2	18	75	0	0	164
October 2008	92	0	38	3	14	12	0	0	159
Fraser Valley H RDA									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Mission DM									
October 2009	52	0	0	0	23	12	0	0	87
October 2008	60	0	0	0	2	12	0	0	74
Abbotsford CMA									
October 2009	118	0	3	2	41	87	0	0	251
October 2008	152	0	38	3	16	24	0	0	233
ABSORBED									
Abbotsford City									
October 2009	20	0	2	1	1	1	0	0	25
October 2008	9	0	14	0	7	5	0	0	35
Fraser Valley H RDA									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Mission DM									
October 2009	15	0	0	0	0	0	0	0	15
October 2008	16	0	0	0	0	0	0	0	16
Abbotsford CMA									
October 2009	35	0	2	1	1	1	0	0	40
October 2008	25	0	14	0	7	5	0	0	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA  
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type  
October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Abbotsford City	17	20	0	0	4	0	16	4	37	24	54.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	15	5	0	0	0	0	0	0	15	5	200.0
<b>Abbotsford CMA</b>	<b>32</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>16</b>	<b>4</b>	<b>52</b>	<b>29</b>	<b>79.3</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	86	211	2	44	21	51	124	762	233	1,068	-78.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	65	113	0	2	0	52	0	0	65	167	-61.1
<b>Abbotsford CMA</b>	<b>151</b>	<b>324</b>	<b>2</b>	<b>46</b>	<b>21</b>	<b>103</b>	<b>124</b>	<b>762</b>	<b>298</b>	<b>1,235</b>	<b>-75.9</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Abbotsford City	4	0	0	0	16	4	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	21	51	0	0	124	762	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
<b>Abbotsford CMA</b>	<b>21</b>	<b>103</b>	<b>0</b>	<b>0</b>	<b>124</b>	<b>762</b>	<b>0</b>	<b>0</b>

**Table 2.4: Starts by Submarket and by Intended Market  
October 2009**

Submarket	Freehold		Condominium		Rental		Total <sup>1b</sup>	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Abbotsford City	33	21	4	3	0	0	37	24
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	5	0	0	0	0	15	5
<b>Abbotsford CMA</b>	<b>48</b>	<b>26</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>29</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - October 2009**

Submarket	Freehold		Condominium		Rental		Total <sup>1b</sup>	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	152	252	81	816	0	0	233	1,068
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	65	115	0	52	0	0	65	167
<b>Abbotsford CMA</b>	<b>217</b>	<b>367</b>	<b>81</b>	<b>868</b>	<b>0</b>	<b>0</b>	<b>298</b>	<b>1,235</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Abbotsford City	23	18	0	0	0	0	0	18	23	36	-36.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	10	0	0	0	0	0	0	12	10	20.0
<b>Abbotsford CMA</b>	<b>35</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>35</b>	<b>46</b>	<b>-23.9</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	135	243	34	8	37	83	435	448	641	782	-18.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	75	138	2	0	0	5	0	0	77	143	-46.2
<b>Abbotsford CMA</b>	<b>210</b>	<b>381</b>	<b>36</b>	<b>8</b>	<b>37</b>	<b>88</b>	<b>435</b>	<b>448</b>	<b>718</b>	<b>925</b>	<b>-22.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Abbotsford City	0	0	0	0	0	18	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	0	0	0	0	18	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	37	83	0	0	435	448	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	5	0	0	0	0	0	0
<b>Abbotsford CMA</b>	37	88	0	0	435	448	0	0

**Table 3.4: Completions by Submarket and by Intended Market  
October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Abbotsford City	23	36	0	0	0	0	23	36
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	10	0	0	0	0	12	10
<b>Abbotsford CMA</b>	35	46	0	0	0	0	35	46

**Table 3.5: Completions by Submarket and by Intended Market  
January - October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	206	377	435	405	0	0	641	782
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	75	138	2	5	0	0	77	143
<b>Abbotsford CMA</b>	281	515	437	410	0	0	718	925

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2009	1	4.8	6	28.6	11	52.4	2	9.5	1	4.8	21	565,000	559,214
October 2008	0	0.0	1	11.1	4	44.4	1	11.1	4	44.4	9	—	—
Year-to-date 2009	7	4.2	42	25.0	23	13.7	24	14.3	23	13.7	168	546,500	586,413
Year-to-date 2008	1	0.5	35	18.4	29	15.3	29	15.3	29	15.3	190	559,500	597,871
Fraser Valley H RDA													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Mission DM													
October 2009	0	0.0	12	80.0	0	0.0	1	6.7	0	0.0	15	459,900	477,327
October 2008	0	0.0	9	56.3	0	0.0	0	0.0	0	0.0	16	498,950	517,706
Year-to-date 2009	1	1.0	77	78.6	1	1.0	1	1.0	1	1.0	98	465,900	484,160
Year-to-date 2008	2	1.7	96	80.0	0	0.0	0	0.0	0	0.0	120	479,000	484,593
Abbotsford CMA													
October 2009	1	2.8	18	50.0	1	2.8	3	8.3	1	2.8	36	497,000	525,094
October 2008	0	0.0	10	40.0	4	16.0	1	4.0	4	16.0	25	562,000	600,992
Year-to-date 2009	8	3.0	119	44.7	24	9.0	25	9.4	24	9.0	266	515,000	548,741
Year-to-date 2008	3	1.0	131	42.3	29	9.4	29	9.4	29	9.4	310	520,000	554,021

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2009**

Submarket	Oct 2009	Oct 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	559,214	--	n/a	586,413	597,871	-1.9
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	477,327	517,706	-7.8	484,160	484,593	-0.1
<b>Abbotsford CMA</b>	<b>525,094</b>	<b>600,992</b>	<b>-12.6</b>	<b>548,741</b>	<b>554,021</b>	<b>-1.0</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**October 2009**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2008	January	907	-3.1	1,428	2,593	2,828	50.5	428,117	10.6	445,182
	February	1,237	-9.0	1,289	2,487	2,614	49.3	436,824	7.6	449,440
	March	1,238	-25.4	1,249	3,023	2,805	44.5	443,590	5.4	445,532
	April	1,687	-0.5	1,271	3,982	3,072	41.4	439,188	2.7	434,388
	May	1,531	-25.1	1,208	3,482	2,829	42.7	432,679	-1.1	421,925
	June	1,328	-32.0	1,045	2,912	2,627	39.8	446,681	1.7	432,394
	July	1,216	-36.5	1,039	3,333	2,738	37.9	432,686	1.7	429,815
	August	874	-47.5	890	2,234	2,474	36.0	431,642	3.9	429,209
	September	924	-26.8	1,019	2,713	2,626	38.8	413,837	-3.4	418,510
	October	718	-48.4	796	2,444	2,408	33.1	414,553	-2.3	428,001
	November	483	-61.3	658	1,660	2,465	26.7	403,223	-1.2	411,099
	December	445	-50.8	696	963	2,340	29.7	410,603	-8.5	407,862
2009	January	361	-60.2	615	1,752	2,142	28.7	400,783	-6.4	411,996
	February	643	-48.0	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	820	2,626	2,085	39.3	392,692	-11.5	393,773
	April	1,220	-27.7	971	2,210	2,030	47.8	409,168	-6.8	419,207
	May	1,415	-7.6	1,096	2,500	2,078	52.7	419,378	-3.1	408,216
	June	1,877	41.3	1,399	2,497	2,165	64.6	424,728	-4.9	409,892
	July	1,982	63.0	1,547	2,823	2,375	65.1	425,479	-1.7	424,539
	August	1,669	91.0	1,648	2,209	2,376	69.4	434,841	0.7	434,171
	September	1,488	61.0	1,667	2,321	2,265	73.6	436,754	5.5	440,155
	October	1,583	120.5	1,847	2,466	2,415	76.5	445,637	7.5	450,699
	November									
	December									
	Q3 2008	3,014	-37.8		8,280			426,605	0.9	
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	YTD 2008	11,660	-26.6		29,203			433,772	2.4	
	YTD 2009	13,170	13.0		23,408			423,464	-2.4	

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All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter.

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

<sup>1</sup> Single-family homes: detached, semi-detached and row homes.

<sup>2</sup> At the end of the quarter.

<sup>\*\*\*</sup> observed change greater than 100%.

n/a: data not available when fewer than 8 sales are recorded during the quarter.

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock.

Source: CREA.



**Table 6: Economic Indicators**  
**October 2009**

October 2007

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.3	109.9	86	3.7	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.3	756
	March	712	7.15	7.19	124.2	110.8	86	5.0	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	68.7	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.3	69.5	748
	July	710	6.95	7.15	123.8	114.2	88	4.3	69.1	752
	August	691	6.65	6.85	123.7	114.0	89	4.4	69.8	740
	September	691	6.65	6.85	123.6	114.1	89	4.6	69.9	740
	October	713	6.35	7.20	122.2	112.8	90	4.9	70.3	740
	November	713	6.35	7.20	120.3	112.3	89	5.2	69.6	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.5	737
2009	January	627	5.00	5.79	119.2	111.4	88	5.8	69.3	744
	February	627	5.00	5.79	115.9	111.9	88	6.2	69.4	752
	March	613	4.50	5.55	114.6	112.0	86	6.9	68.1	763
	April	596	3.90	5.25	113.3	112.1	84	7.0	67.2	754
	May	596	3.90	5.25	113.7	112.9	83	7.5	66.4	752
	June	631	3.75	5.85	112.8	112.8	84	8.2	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	9.0	68.6	764
	September	610	3.70	5.49	115.1	112.7	86	8.9	69.2	768
	October	630	3.80	5.84		112.1	88	8.0	69.8	774
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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